WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Butler	Same as new Owner	039-00-0-253.00 & 030-00-0-183.00
(NAME)	(NAME)	
111 Warrior Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles V. Duncan and wife, Felicia Duncan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steve Butler**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: (4722 Whites Creek Pike-03000018300) Land in Davidson County, Tennessee, being all of Lot No. 5, on the plan of Section 2, H. Eugene Martin Land, of record in Plat Book 5200, Page 796, said Register's Office, reference to which is hereby made for a more complete description.

Tract 2: (4726 Whites Creek Pike-03900025300) Land in Davidson County, Tennessee, being all of Lot No. 4, on the plan of Section 2, H. Eugene Martin Land, of record in Plat Book 5200, Page 796, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Charles V. Duncan and wife, Felicia Duncan by Deed from H. Eugene Martin and wife, Virginia C. Martin, dated 09/04/1986 and filed for record on 09/09/1986 in Book 6972, Page 962, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 796, said Register's Office.

Restrictions of record in Book 5094, Page 412, said Register's Office.

Right of Way Agreement of record in Book 1300, Page 330, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, Page 648, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8216, Page 944, Book 8216, Page 947, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20130088395 DEEDWARR
Recvd: 10/14/13 10:19 2 pgs
Fees: 13.00 Taxes: 444.00

20131014-0107185

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 4726 - 4722 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of October 2013.

Charles V. Duncan

Felicia Duncan

State of Tennessee
County of Wilson

Personally appeared before me Charles V. Duncan and Felicia Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2013.

Notary Public
My Commission Expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122