WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088502 DEEDWARR
Recvd: 10/14/13 12:54 2 pgs
Fees:13.00 Taxes:351.50
20131014-0107339

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey Butts	First State Bank	
(NAME) 369 Melpar Dr.	(NAME) 480 Oil Well Rd., 2nd floor	148-13-55
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPHINE W, LYLES**, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY BUTTS AND CRISTIN BUTTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145-146, Register's Office for said County, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to H. B. Lyles and wife, Josephine W. Lyles by Deed from Melpar Homes, Inc. of record in Book 2690, page 503, said Register's Office. H. B. Lyles has since died vesting title solely in Josephine W. Lyles.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2331, pages 145-146, said Register's Office; and (c) restrictive covenants of record in Book 2598, page 491, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 369 Melpar Dr., Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 8 day of October, 2013.

Josephine Lyles by Connie Freeman (atty in fact)

Josephine W. Lyles , By: Connie Freeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8 day of October, 2013, before me personally appeared Connie Freeman, to me known to be the person who executed the foregoing instrument on behalf of Josephine W. Lyles and acknowledged that he executed the same as the free act and deed of Josephine W. Lyles.

Witness my hand and official seal at Nashville, Tennessee this 8 day of October, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public