# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024711 DEEDWARR
Recvd: 04/11/14 12:35 2 pgs
Fees:13.00 Taxes:1063.75
20140411-0030558

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$287,500.00.**

Affiant

Subscribed and sworn to before me this 28th day of March, 2014

Notary Public
My Commission expires: 11-FA
(Affix Seal)

PATRICIA J GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jimmy Butler Jr. | Churchill Mortgage Corporation | 091-16-0-242.00 |
| 4201 Nevada Avenue | 761 Old Hickory Blvd. Ste 400 | |
| Nashville, TN 37209 | Brentwood, TN 37027 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerri Lynn Hilton**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah Sadler-Butler and Jimmy W. Butler, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the easterly 59.0 feet of Lot No. 102 of Block No. 4 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said part of Lot 102 fronts 59.0 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the westerly margin of 42nd Avenue NOrth, formerly 1st Street, 150.0 feet to an alley.**

**Being the same property conveyed to Jerri Lynn Hilton, unmarried, by deed from Janet Lambert, on October 20, 2003, of record in Instrument Number 20030924-0141530, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4201 Nevada Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 28, 2014.

Jerri Lynn Hilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerri Lynn Hilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY