This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
BT 1655

BILL GARRETT, Davidson County
Trans:T20140028789 DEEDWARR
Recvd: 04/28/14 13:39 3 pgs
Fees:18.00 Taxes:148.00
20140428-0035538

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Don Meadows
2105 Claylick Rd.
White Bluff, TN 37187

Send Tax Bills To:
New Owners

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,
Michael Lynl Buttrey, Sr. and Timothy Franklin Buttrey

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Don Meadows and wife, Mary Helen Meadows

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:

Being Lot No. 352 on the Plan of Joywood Heights, Section II-A, as of record in Book 1424, Page 20, in the Register's Office of Davidson County, Tennessee. Said Lot No. 352 fronts 60 feet on the Southeasterly side of Flamingo Drive and runs back 231 feet on the Northeasterly line and 159 feet on the Southwesterly line, to a dead line in the rear on which it measures 158.5 feet.

Being the same property conveyed to Burnest L. Buttrey and wife, Ada Kost Buttrey by deed from David Eddie Rawls, Jr. and wife, Etta Leota Rawls, dated February 28, 1956 and of record in Book 2496, Page 77, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Ada DeLois Fox, ½ interest from Burnest L. Buttrey, dated December 21, 1964 and of record in Book 3852, Page 651, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Michael Lynl Buttrey, Sr. and Timothy Franklin Buttrey by Last Will and Testament of Ada Delois Fox, dated January 31, 2012 and filed for record on May 12, 2013 in Docket No. 13P885, in the Probate Court of Davidson County, Tennessee.

This property is subject to the right-of-way of Flamingo Drive.

Subject to all matters of record in Book 1424, Page 20, in the Register's Office of Davidson County, Tennessee.

Subject to an Agreement for Dedication Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4203, Page 275, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2519 Flamingo Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 24 day of February, 2014.

Michael Lynl Buttrey, Sr.

STATE OF Ohio
COUNTY OF Lorain

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lynl Buttrey, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of February, 2014.

NOTARIAL SEAL
STATE OF OHIO

JENNIFER DZIAK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
April 23, 2018
Recorded in
Lorain County

Notary Public

My Commission Expires: April 2018

Witness my hand this the 22 day of February, 2014.

Timothy Franklin Buttrey Sr
Timothy Franklin Buttrey

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Franklin Buttrey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of February, 2014.

Lynn M. Ayon
Notary Public

LYNN M. AYON
Notary Public, State of Ohio-Cuy. Cty.
My commission expires Oct 3, 2014

My Commission Expires: Oct. 3, 2014

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Mary Helen Meadows
Affiant

Subscribed and sworn to before me, this the 16th day of April, 2014.

Rebecca D. Pierce
Notary Public

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-27-2016

My Commission Expires: _____

Map:
Parcel: 071 04 0214.00