BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000-

Carla Kaul
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2014.

B Hodge
Notary Public

MY COMMISSION EXPIRES: 10-2-17
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John McCormack and ~~wife~~/ Morgan McCormack	New Owner	104020Y10200CO
(NAME) 3156 Parthenon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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,

MATTHEW A. BUTLER AND VIRGINIA Z. BUTLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN MCCORMACK AND WIFE, MORGAN MCCORMACK AND TAMMY MCCORMACK, As Tenants incommon with rights of survivorship
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 Unit No. 102, together with the appurtenant interest in the common elements of The Courts at Parthenon, a horizontal property regime established by Master Deed, of record in Instrument No. 20041203-0144194 (erroneously referred to as Instrument No. 20041201-0144194, in the previous deed of record) and By-Laws of record in Instrument No. 20041203-0144195, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned By-Laws.

Being the same property conveyed to Matthew A. Butler and Virginia Z. Butler by deed from Horizons USA, a Tennessee general partnership, recorded on May 24, 2006 of record in Instrument No. 20060524-0060934, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved X property, known as 3156 Parthenon Avenue, 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/our hand(s) this 23rd day of April 2014.

Matthew A. Butler

Virginia Z. Butler

BILL GARRETT, Davidson County
Trans:T20140029030 DEEDWARR
Recvd: 04/29/14 09:50 2 pgs
Fees:13.00 Taxes:1091.50
20140429-0035779

STATE OF Wisconsin

COUNTY OF Outagamie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Butler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 23 day of April 2014.

Commission expires: 7-27-2014

Notary Public

STATE OF Wisconsin

COUNTY OF Outagamie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Z. Butler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 23 day of April 2014.

Commission expires: 7-27-2014

Notary Public

Map – Parcel Numbers: 104020Y10200CO
Property Address: 3156 Parthenon Avenue, Nashville, TN 37211