File BOX 8

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0550-D

BILL GARRETT, Davidson County
Trans:T20140063097 DEEDWARR
Recvd: 08/26/14 10:12 2 pgs
Fees:13.00 Taxes:721.50
20140826-0077627

WARRANTY DEED

Address of New Owners:
Micki Early Pendleton
6417 Edinburgh Drive
Nashville, TN 37221

Send Tax Bills To:
Farmington Financial Group
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37221

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, I,
Sandra Butt, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Micki E. Pendleton

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 76 on the Plan of Stacy Square, Section II as of record in Book 4175, Page 30, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronald A. Butt and wife, Sandra Ingram Butt by deed from Raymond H. Roberts and wife, Mattie L. Roberts, dated August 22, 1969 and of record in Book 4363, Page 316, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Sandra Butt by Quitclaim Deed from Ronald A. Butt, dated January 4, 1999, and of record in Book 11300, Page 994, in the Register's Office of Davidson County, Tennessee.

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

Subject to all matters on a plat of record in Plat Book 4175, Page 30, in the Register's Office of Davidson County, Tennessee, including 2.5 foot by 2.5 foot utility anchor easement located on the front corner of said lot.

This is ( ) Unimproved (X) Improved property known as 7916 Stallion Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2014 ~~Dickson~~ Davidson County Taxes which have been prorated and assumed by Grantee;

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 21st day of August, 2014.

Sandra Butt

Sandra Butt

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Butt, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of August, 2014.

Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2014.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:_____

Parcel ID: 128 10 0 029.00