WARRANTY DEED

STEPHANIE MCCREARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES January 11, 2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6446 MAI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Donny Mai and Jill Mai	New Owner	171080A13600CO
329 Mayfield Station		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

CHESTER A. BUTLER III AND WIFE, BARBARA G. BUTLER

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

DONNY MAI AND JILL MAI, HUSBAND AND WIFE

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 136, COTTONPORT PLANTATION, PHASE I, as shown on plat of record in Plat Book 6900, Pages 529 and 530, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chester A. Butler, III and wife, Barbara G. Butler by Deed from Radnor Homes, Inc., recorded on the 24th day of May, 1989 in Deed Book 7847, Page 856, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COTTONPORT PLANTATION, PHASE I, as recorded in Plat Book 6900, Page(s) 529 and 530, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7430, Page 784, Book 7565, Page 57, Book 7637, Page 925, Book 7824, Page 254 and Book 8313, Page 932, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Cottonport Plantation Homeowners Association, Inc. recorded in Book 7621, Page 600 and Book 7981, Page 971.

f. Stormwater Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

g. Terms and provisions of by-Laws recorded in Book 10775, Page 37.

This is improved property known as 329 Mayfield Station, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140065296 DEEDWARR
Recvd: 09/03/14 11:29 2 pgs
Fees: 13.00 Taxes: 1110.00
20140903-0080344

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Our hand on the 27th day of August, 2014.

Chester A. Butler III

Barbara G. Butler
by Chester A. Butler III
Attorney in Fact

Barbara G. Butler

By: Chester A. Butler, III, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Chester A. Butler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Barbara G. Butler for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Barbara G. Butler, and Chester A. Butler, individually, and who acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6446 MAI

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067