THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13090056** BILL GARRETT, Davidson County Trans:T20140070556 DEEDWARR Recvd: 09/22/14 08:52 2 pgs Fees:13.00 Taxes:1058.85 20140922-0086482	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $286,175.00. Affiant Subscribed and sworn to before me this 17th day of September, 2014. Notary Public My Commission Expires: 02/26/18 NATHAN POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Marcelo Ariola and Sharon Ariola 531 Garfield Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081084C00600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George E. Butler and William B. Butler.** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Marcelo Ariola and Sharon Ariola, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 6 as shown on Exhibit "B" of the Master Deed for HISTORICAL ROW AT GARFIELD, of record in Instrument No. 20131101-0113550 as amended in Instrument No. 20140717-0063477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to George E. Butler and William B. Butler by Quitclaim Deed from Salem Garden, LLC of record in Instrument Number 20130314-0025493, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 14, 2013.

Being a portion of the same property conveyed to George E. Butler and William B. Butler by Quitclaim Deed from George E. Butler and William B. Butler of record in Instrument Number 20131121-0120183, Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on November 21, 2013.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Plat Book 57, Page 9, Instrument Number 20130322-0028504, as corrected in Instrument Number 20131101-0113477, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131101-0113550, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facility and Systems of record in Instrument Number 20130827-0090493, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 531 Garfield Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2014.

George E. Butler

William B. Butler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Butler and William B. Butler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018