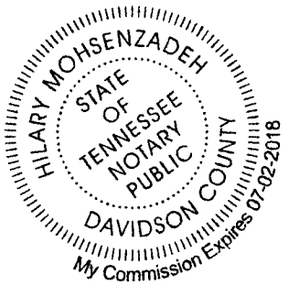
Davidson County DEEDWARR
Recvd: 09/22/14 10:47 3 pgs
Fees:18.00 Taxes:730.75
20140922-0086625



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ART QUANSTROM	Ark-La-Tex Financial Services, LLC	**07313014600**
2706 TRAUGHBER DR	5ileo Tennyson Pkwy Ste. 2000W	
NASHVILLE, TN 37206	Plano, TX 75024	

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,

ROGER M. BUTLER AND AMANDA BUTLER, HUSBAND AND WIFE

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

ART QUANSTROM, AN UNMARRIED MAN

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 No. 49 on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for said County.

Said Lot No. 49 fronts 67 feet on the south side of Traughber Drive and runs back between lines 163.2 feet on the east line and 161.7 feet on the west line to a dead line, on which it measures 67.1 feet.

BEING THE SAME PROPERTY CONVEYED TO ROGER M. BUTLER, BY QUITCLAIM DEED FROM ANGELA LEE BUTLER (FORMERLY KNOWN AS ANGELA L. FRAZER), DATED 05/23/1997 AND RECORDED ON 06/19/1997 IN BOOK 10498, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROGER BUT HAS SINCE REMARRIED TO AMANDA BUTLER. AMANDA BUTLER JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2706 TRAUGHBER DR, NASHVILLE, TN 37206.

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 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 my/our hand(s) this 19th day of September, 2014.

ROGER M. BUTLER

AMANDA BUTLER

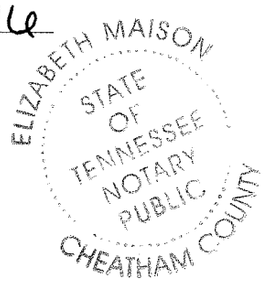
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER M. BUTLER AND AMANDA BUTLER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2014.

Notary Public

My Commission Expires: 2-11-16



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).