THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14010070** CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $288,900.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2014. Notary Public My Commission Expires: 12-6-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roberto G Pantoja 535 Garfield St Nashville TN 37208	Mortgage Investors Group 1330 E. Walker Springs L-200 Knoxville, TN 37923	Tax Parcel ID No. 081084C00800CO

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"), has this day bargained and sold, and does hereby transfer and convey to **Roberto G Pantoja, unmarried,** ("Grantee"), his 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 8, as established in the Master Deed for HISTORICAL ROW AT GARFIELD, as shown on plat of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from George E. Butler and William B. Butler to George E. Butler and William B. Butler as recorded on the 21st day of November, 2013 in Instrument No. 20131121-0120183; part of Quitclaim Deed from Salem Garden, LLC to George E. Butler and William B. Butler as recorded on the 14th day of March, 2013 in Instrument No. 20130314-0025493; part of Quitclaim Deed from Christina Ricks to Salem Garden, LLC as recorded on the 14th day of March, 2013 in Instrument No. 20130314-0025492; part of Quitclaim Deed from Moss Investments Partners to Christina Ricks as recorded on the 6th day of October, 2005 in Instrument No. 20051006-0120488; part of Warranty Deed from M. Norris Jenkins, Trustee to Moss Investments Partners as recorded on the 5th day of February, 1987 in Deed Book 7128, Page 344; part of Warranty Deed from Brenda Lewis to Salem Garden, LLC as recorded on the 25th day of July, 2005 in Instrument No. 20050725-0086078; part of Warranty Deed from Linda Lewis to Salem Garden, LLC as recorded on the 25th day of July, 2005 in Instrument No. 20050725-0086079 and part of Warranty Deed from Chester L. Blair to Salem Garden, LLC as recorded on the 25th day of July, 2005 in Instrument No. 20050725-0086080, in the Register's Office of Davidson County, Tennessee.

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

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Davidson County DEEDWARR
Recvd: 09/24/14 07:51 3 pgs
Fees:18.00 Taxes:1105.93
20140924-0087547

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SALEM GARDENS, as recorded in Instrument No. 20130322-0028504 and Surveyor's Certificate of Correction Final Plat recorded at Instrument No. 20131101-0113477, 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).

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20130827-0090493 , 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).

Charter recorded at Instrument No. 20131101-0113476.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HISTORICAL ROW AT GARFIELD Condominium of record in Instrument No. 20131101-0113550; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 535 Garfield St Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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 11th 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 11th day of September, 2014.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed 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, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

