THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091822** BILL GARRETT, Davidson County Trans:T20140082394 DEEDWARR Recvd: 10/31/14 15:22 2 pgs Fees:13.00 Taxes:1183.63 20141031-0100851	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me this 28th day of October, 2014. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: David Dulmage 523 Garfield St Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081084C00200CO

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 Butler and William Butler,** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **David Dulmage**, ("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 2, as established in the Master Deed for HISTORICAL ROW AT GARFIELD, as shown on plat of record in Instrument No. 20131101-0113550, amended in Instrument No. 20140717-0063477, and amended in Instrument No. 20140911-0083398, n 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 2015 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.

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 of record in Instrument No. 20131101-0113550, amended in Instrument No. 20140717-0063477; 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 523 Garfield St 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 28th day of October, 2014.

George Butler

William 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 Butler and William 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 28th day of October, 2014.

Notary Public
My Commission Expires: _____

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