Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH D. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6334 DEJAEGER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marc A. DeJaeger	New Owner	083-13-071.00
1311 Fatherland Street	2108 Chels Way	
Nashville, TN 37206	Old Hickory, TN 37138	

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,

RACHEL BUTLER AND AUDRA GARCIA

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

MARC A. DEJAEGER, UNMARRIED

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 the Southeast part of Lot No. 1 on the Map of Spring Park Subdivision, of record in Book 57, Page 134, Register's Office for said County. Said part of Lot No. 1 fronts 60 feet on the North side of Fatherland Street and runs back between parallel lines, along the West margin of South 14th Street, 150 feet to the South line of the property conveyed to James C. Jones and wife, by deed of record in Book 1273, Page 145, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Eula Brown to Willie B. Butler, Jr. and wife, Glenda Nannette Butler as recorded on the 5th day of April, 1978 in Deed Book 5269, Page 855, Instrument for Correction of Warranty Deed recorded in Deed Book 5396, Page 428, in the Register's Office of Davidson County, Tennessee.

Glenda Nannette Buford having died on March 29, 1991 and Willie Buford Butler, Jr. never remarried and died on February 2, 2011 intestate leaving two children, Rachel Butler and Jennifer Lynn Ontiveros. Jennifer Lynn Ontiveros having died on July 26, 2012 intestate, having no children and being survived by her husband, Carlos Ontiveros-Guerra.

Carlos Ontiveros-Guerra conveyed his interest in said property to Audra Garcia, by Quitclaim Deed, of record in Instrument No. 20141121-0107412, Register's Office for 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 recorded in Plat Book 57, Page(s) 134, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 1311 Fatherland Street, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans: T20140087832 DEEDWARR
Recvd: 11/21/14 11:36 3 pgs
Fees: 18.00 Taxes: 628.63
20141121-0107413

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 11th day of November, 2014.

Rachel Butler

Audra Garcia

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, RACHEL BUTLER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 11th day of November, 2014.

MELINDA M. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

My Commission Expires: 08/14/2016

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, AUDRA GARCIA, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Florida, this ___th day of November, 2014.

Notary Public

My Commission Expires: _____

File #: 14-R6334 DEJAEGER
RECORD & RETURN TO:
VANDERPOOL, PEARMAN & DRUMWRIGHT
256 SEABOARD LANE, SUITE G104
FRANKLIN, TN 37067

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 10th day of November, 2014.

Rachel Butler

Audra Garcia

Audra Garcia

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, RACHEL BUTLER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ___ day of November, 2014.

Notary Public

My Commission Expires: _____

STATE OF FLORIDA

COUNTY OF Hendry

Personally appeared before me, a Notary Public of said County and State, AUDRA GARCIA, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

FL DL G620-013-69-673-0

Witness my hand and official seal at LaBelle, Florida, this 10th day of November, 2014.

Notary Public

My Commission Expires: April 28 2018

AMANDA PEREZ
Commission # FF 117373
Expires April 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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VANDERPOOL, PEARMAN & DRUMWRIGHT

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