BILL GARRETT, Davidson County
Trans:T20140091520 DEEDWARR
Recvd: 12/08/14 09:57 2 pgs
Fees:13.00 Taxes:702.63
20141208-0112036

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Troop, a single man	Pinnacle Bank (NAME)	02100027300
6136 Eatons Creek Road (ADDRESS)	150 3rd Ave., S, Ste. 900 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dennis L. Butler, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua Troop, a single man, hereinafter called the Grantees, their heirs and assigns, that 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. 4 ON THE PLAT OF SECTION ONE, JAKES SUBDIVISION, OF RECORD IN PLAT BOOK 4955, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 125.0 FEET ON THE SOUTHEASTERLY MARGIN OF EATON'S CREEK ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 320.0 FEET TO A DEAD LINE ON THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DENNIS L. BUTLER AND WIFE, MARY K. BUTLER BY DEED FROM DWIGHT MOORE, A SINGLE PERSON, OF RECORD IN BOOK 8061, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DENNIS L. BUTLER BY QUITCLAIM DEED FROM MARY K. BUTLER, OF RECORD BY INSTRUMENT NO. 20040301-0023000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6136 Eatons Creek Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 4th day of December, 2014.

WARRANTY DEED
(Continued)

Dennis L. Butler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. Butler, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072