BILL GARRETT, Davidson County
Trans: T20150030912 DEEDWARR
Recvd: 04/23/15 14:28 2 pgs
Fees: 13.00 Taxes: 591.63
20150423-0036540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2015.

Notary Public

My commission expires: 1-8-19

DAVIDSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE NICOLE L. STEEN

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:
ANDREW BUTCHER CAITLIN BUTCHER	Mortgage Investors Group	16104009100
303 RICH CT	8320 East Walker Springs Lane	
NASHVILLE, TN 37211	Knoxville TN 37923	

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,

JERRY W. ARBAUGH and NADINE M. ARBAUGH, TRUSTEES OF THE JERRY W. ARBAUGH AND NADINE M. ARBAUGH INTER VIVOS TRUST U/A/D MARCH 11, 1999, AS AMENDED

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

ANDREW BUTCHER and CAITLIN BUTCHER, HUSBAND AND WIFE

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. 44 ON THE PLAN OF GOODRICH HEIGHTS, OF RECORD IN BOOK 2663, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JERRY W. ARBAUGH and NADINE M. ARBAUGH, TRUSTEES OF THE JERRY W. ARBAUGH AND NADINE M. ARBAUGH INTER VIVOS TRUST U/A/D MARCH 11, 1999, AS AMENDED, BY QUITCLAIM DEED FROM JERRY W. ARBAUGH AND WIFE, NADINE M. ARBAUGH, DATED 10/04/2010 AND RECORDED ON 10/13/2010 IN INSTRUMENT NUMBER 20101013-0081994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 303 RICH CT, NASHVILLE, TN 37211.

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 20th day of April, 2015.

JERRY W. ARBAUGH, TRUSTEE

NADINE M. ARBAUGH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared JERRY W. ARBAUGH AND NADINE M. ARBAUGH , whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE THE JERRY W. ARBAUGH AND NADINE M. ARBAUGH INTER VIVOS TRUST U/A/D MARCH 11, 1999, AS AMENDED and that they are authorized to execute this instrument on its behalf by his/her/their self as such TRUSTEES.

Witness my hand, at office, this 20th day of April, 2015.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY