BILL GARRETT, Davidson County
Trans:T20150037681 DEEDWARR
Recvd: 05/14/15 15:53 3 pgs
Fees:18.00 Taxes:1979.50
20150514-0044606

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $53,000.00. Affiant Subscribed and sworn to before me, this the 4th day of May, 2015. Notary Public My commission expires: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lou Ann B. Brown	New Owner	
324 Pirates Bight		10409007300
Naples, FL 34103		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN BUTLER JURKA, A MARRIED WOMAN*, SARA BUTLER HANCOCK, AN UNMARRIED WOMAN AND AND JULIA BUTLER DYER, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY M. BROWN AND LOU ANN B. BROWN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** Neither Grantor(s), nor Grantor's(s') spouse ever resided in the below-described real property:*

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Richland Realty Company's Division "A" of record in Plat Book 161, Page 151, in the Register's Office for Davidson County, Tennessee, showing same divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 183 fronts 50 feet on the northerly side of Richland Avenue and runs back between parallel lines, parallel with and 100 feet east of the easterly margin of Christopher Street, 192.5 feet to an alley.

Being the same property conveyed to Pierce M. Butler and wife, Susan J. Butler by Warranty deed from Julian Ragland and wife, Stella T. Ragland of record in Book 1493, page 400, Register's Office for Davidson County, Tennessee, dated June 19, 1947 and recorded on June 25, 1947. Pierce Mason Butler died March 15, 2002. He left the property to his wife, Susan Jones Butler in his will probated in Davidson County at Docket No. 02P659.

Being the same property conveyed to Amy Biggs, Trustee, as grantee and for the benefit of the Susan J. Butler Family Trust, a trust indenture dated December 1, 2002, all of the Grantor's right, title and interest in the Grantor's reversionary interest by Quitclaim deed

from Susan J. Butler of record in Instrument No. 20030307-0030582 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on March 7, 2003.

Susan J. Butler died November 11, 2014. She named Susan Butler Jurka, Sara Butler Hancock and Julia Butler Dyer her devisees in her will probated in Davidson County at Docket No. 15P10.

Being the same property conveyed to Susan Butler Jurka, Sara Butler Hancock and Julia Butler Dyer by Quitclaim deed from Amy H. Biggs, Trustee of record in Instrument No. 20150106-0001210 Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 6, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3726 Richland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of May, 2015.

Susan Butler Jurka

Susan Butler Jurka

Sara Butler Hancock

Sara Butler Hancock

Thomas Edward Jurka

Thomas Edward Jurka

Julia Butler Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

and Thomas Edward Jurka JBM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Butler Jurka, Sara Butler Hancock ~~and Julia Butler Dyer~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. JBM

Witness my hand and seal this 4th day of May, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018



WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of May, 2015.

Julia Butler Dyer

STATE OF TENNESSEE
COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia Butler Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of May, 2015.

Notary Public

My Commission Expires: September 18, 2018

ROBERT M. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires September 18, 2018