39B

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57471
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adrienne K. Laraby Scott P. Laraby Jr. 1614 Douglas Avenue Nashville, TN 37206	Avenue Bank 3823 Cleghorn Ave Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 08302018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$392,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Molly Butler, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrienne K. Laraby and Scott P. Laraby Jr., wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 108 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos 21 to 26, Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Molly Butler, an unmarried woman, by Warranty Deed from Wade Barnes and Justin Hicks dated May 25, 2010 and recorded on June 1, 2010, of record in Inst. No. 20100601-0041929, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 91, said Register's Office.

This is improved property, known as 1614 Douglas Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150039341 DEEDWARR
Recvd: 05/20/15 13:51 2 pgs
Fees:13.00 Taxes:1450.40
20150520-0046652

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2015.

Molly Butler

State of Tennessee

County of Davidson

On this 15th day of May, 2015, before me the undersigned authority, personally appeared Molly Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $392,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2015.

Notary

My Commission Expires: 5/15/15

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN