Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042732 DEEDWARR
Recvd: 06/02/15 09:24 3 pgs
Fees:18.00 Taxes:851.00
20150602-0050865

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 08-11-2017

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SHUNDA HUGHES DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Hailey		033 14 0 058.00
(NAME)	(NAME)	
303 Cunifff Pkwy	New owner	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Russell Freeman, Administrator ad Litem/Executor of the **Estate of Madlyn Norman Butler,** and William R. Butler, Stephanie S. Merryman, Kimberly L. Butler, Eric Wills, Alex Wills and Elizabeth C. Butler, devisees of the Last Will and Testament of Madlyn Norman Butler hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Hailey, an unmarried man and Louise Miller, an unmarried woman,** 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. 29 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 220 feet on the southerly side of Cunniff Parkway and extends back 231.6 feet on the easterly line and 126.6 feet on the westerly line to a dead line in the rear on which it measures 243.5 feet.

BEING the same property conveyed to Billy J. Butler and wife, Madlyn H. Butler by Warranty Deed from William Francis Murphy, Jr. and wife, Joan G. Murphy, dated 12/12/64 and recorded 12/14/64 in Book 3841, Page 249, Register's Office for Davidson County, Tennessee. The parties were subsequently divorced by Final Decree filed as Civil Action No. 95182 in the Fourth Circuit Court for Davidson County, Tennessee. In said Final Decree, the subject property was divested solely into Madlyn Hicks Norman Butler. A copy of Final Decree was recorded 9/29/89 in Book 7950, Page 542, said Register's Office.

The said Madlyn Hicks Norman Butler died testate on February 1, 2015 leaving Kimberly Ann Butler, William Randall Butler, Stephanie Susan Butler Merryman, Elizabeth Charlene Butler and the issue of Lauria Kay Butler Wills, now deceased, Alex Wills and Eric Wills as sole devisees under the Last Will and Testament of Madlyn Norman Butler. Pursuant to Order and Letters Testamentary filed 4/20/15 in Case No. 2015PR-57 in the Chancery (Probate) Court for Sumner County, Tennessee, Russell Freeman, Attorney was appointed as Administrator Ad Litem/Executor.

unimproved ☐

This is improved ☑ property, known as 303 Cunniff Parkway, Goodlettsville, TN 37072
(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 hands this 27th day of May, 2015.

ESTATE OF MADLYN NORMAN BUTLER

William A. Butler

Stephanie S. Merryman

Eric Wills

Alex Wills

Kimberly L. Butler

Elizabeth C. Butler

Russell Freeman
Administrator ad Litem/Executor

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Russell Freeman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator ad Litem of the Estate of Madlyn Norman Butler and that he as such Administrator ad Litem/Executor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Administrator ad Litem/Executor.

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public
My Commission Expires: 4-26-15

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Butler, the 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 on the 27th day of May, 2015.

Notary Public
My Commission Expires:

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
File No.: 20151079
County of Sumner

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

Witness my hand and official seal on the 27th day of May, 2015.

Notary Public
My Commission Expires:

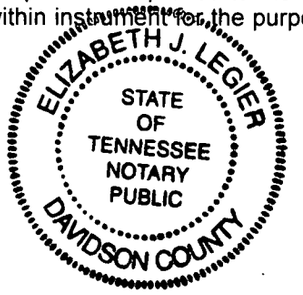
JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee

County of ~~Sumner~~ DAVIDSON

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

Witness my hand and official seal on the 26 day of May, 2015.



Elizabeth J Legier
Notary Public
My Commission Expires: March 10, 2019

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Wills, the 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 on the 27th day of May, 2015.

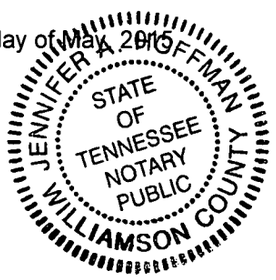


Jennifer A Hoffman
Notary Public
My Commission Expires:

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex Wills, the 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 on the 27th day of May, 2015.



Jennifer A Hoffman
Notary Public
My Commission Expires:

State of Tennessee
County of Sumner

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

Witness my hand and official seal on the 27th day of May, 2015.



Jennifer A Hoffman
Notary Public
My Commission Expires: