WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043152 DEEDWARR
Recvd: 06/02/15 15:35 2 pgs
Fees:13.00 Taxes:814.00
20150602-0051394

O-VRES-15-8193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Bolyard-Shankle and Shelley Bolyard-Shankle	**Access National Mortgage**	
(NAME) **8193 Boone Trace**	(NAME) **1800 Robert Fulton Drive Suite 350**	**126150B28100CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MIKE BUTLER AND KAYCE BUTLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY BOLYARD-SHANKLE AND SHELLEY BOLYARD-SHANKLE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 61, SECTION FOUR, LEXINGTON POINT SUBDIVISION Planned Unit Development, as shown on plat of record in Instrument No. 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mike Butler and Kayce Butler by Warranty Deed from Michael Jason Shipp and wife, Rachel A. Shipp and Waymon Shipp, Jr. and wife, Dianne M. Shipp, recorded on the 19th day of November, 2004 in Instrument No. 20041119-0139116, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEXINGTON POINT , as recorded in Instrument No. 20020116-0006343.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 20020219-0021061, Amendment to By Laws recorded at Instrument No. 20150220-0014706.
- Charter of Lexington Point Homeowners Association of record in Instrument No. 20001020-0104424.
- Easement for Storm Water Detention, recorded in Instrument No. 20020729-0090372.
- Easement for Permanent Drainage, recorded in Instrument No. 20020729-0090373.
- Quitclaim Deed for common areas and open spaces recorded at Instrument No. 20150123-0006862.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8193 Boone Trace, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF MAY, 2015.

Mike Butler

Kayce Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212