THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15084959

BILL GARRETT, Davidson County
Trans:T20150076900 DEEDWARR
Recvd: 09/10/15 08:52 2 pgs
Fees:13.00 Taxes:629.00
20150910-0091807

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2015.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lee Nguyen and Lynda Nguyen 6593 Cabot Drive Nashville, TN 37209	New Owner	Tax Parcel ID No. 102-7-28.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry W. Butler and wife, Pamela J. Butler, as Tenants by the Entirety** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Lee Nguyen and Lynda Nguyen, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 138 on Plan of Charlotte Park, Section 26 (formerly Beacon Square, Section 2), of record in Plat Book 3700, Page 91, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Larry W. Butler to Pamela J. Butler, as recorded on the 1st day of December, 2011 in Instrument No. 20111201-0093508 and Warranty Deed from Katie Virginia McAdoo Cox, unmarried to Larry W. Butler et ux Theresa B. Butler, as recorded on the 18th day of July, 1979 in Deed Book 5466, Page 978, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 SECTION 26, CHARLOTTE PARK FORMELY "BEACON SQUARE, SECTION 2", as recorded in Plat Book 3700, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4065, Page 67 and Book 4142, Page 166.

This is improved property located at 6593 Cabot Drive Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2015.

Larry W. Butler

Pamela J. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry W. Butler and Pamela J. Butler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018