This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1238**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/04/2015,** by and between **Aaron D. Butcher, unmarried and Lacey Waller, unmarried,** parties of the first part, and **21/32 Properties, GP.,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the plan of Madison Park, as shown by plat of record in Plat Book 4300, page 58, amended in Book 4500, page 845, and correction of amendment recorded in Book 4961, page 772, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descrption.

Being the same property conveyed to Aaron D. Butcher, unmarried and Lacey Waller, unmarried, as tenants in common with right of survivorship by deed from Barry Jason Minton and Tracy Minton, Husband and Wife, dated 05/09/2007, of record in Instrument Number 20070510-0056254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **04306027700**
☒ Improved **536 Singer Drive, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20150076941 DEEDWARR
Recvd: 09/10/15 09:44 3 pgs
Fees:18.00 Taxes:399.60
20150910-0091849

WITNESS the signature of the party of the first part of the day and year first above written.

Aaron D. Butcher

Lacey Waller

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Aaron D. Butcher** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of September, 2015..

Notary Public

My Commission Expires: 10/17/15sk

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lacey Waller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

SUSAN JUANITA RODRIGUEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10/17/2018

Witness my hand and Notarial Seal this 4th day of September, 2015..

Notary Public

My Commission Expires: 10/17/18

****

Owner's Name: **21/32 Properties, GP.**

and Address: **536 Singer Drive, Madison, TN 37115**

Mail tax bills to 204 River Hills Drive, Nashville TN 37210

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$108,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 4th day of September, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WITNESS the signature of the party of the first part of the day and year first above written.

Aaron D. Butcher

Aaron D. Butcher

Lacey Waller

STATE OF Indiana

COUNTY OF Hancock

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Aaron D. Butcher** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

KATHLEEN L. TAYLOR
Notary Public, State of Indiana
Marion County
Commission # 627128
My Commission Expires
June 23, 2019

Witness my hand and Notarial Seal this 4th day of September, 2015..

Kathleen L Taylor

Notary Public

My Commission Expires: 6/23/19

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lacey Waller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of September, 2015..

Notary Public

My Commission Expires: _____

****

Owner's Name: **21/32 Properties, GP.**

and Address: **536 Singer Drive, Madison, TN 37115**

Mail tax bills to Owner at
204 River Hills Drive, Nashville TN 37210

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$108,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 4th day of September, 2015..

Notary Public

My Commission Expires: _____