WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100389 DEEDWARR
Recvd: 11/25/15 10:36 2 pgs
Fees:13.00 Taxes:1109.63
20151125-0119631

G-RR-15-692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/18/16

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA DELWORTH

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)
Tait Ryan Butler and Sarah G. Butler	**Same as New Owner**	
(NAME)	(NAME)	**128-03-0B-024.00-CO**
692 Williamsport Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1200		
(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 **DONNA M. WOOD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TAIT RYAN BUTLER AND SARAH G. BUTLER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Page (s) 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna M. Wood, unmarried by Warranty deed from Gwen S. Leuthold, an unmarried woman of record in Instrument No. 20121217-0116168 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 17, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 628 and 629, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee.
- Charter of Williamsport Homeowners Association of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 5258, Page 267, Book 8626, Page 836, Instrument No. 20040511-0053728 and Instrument No. 20040511-0053729, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of Possession of record in Instrument Number 20080409-0035856, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **692 Williamsport Court , Nashville, Tennessee 37221-1200**.

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 23rd DAY OF NOVEMBER, 2015.

Donna M. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA M. WOOD, 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 23rd of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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