WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102638 DEEDWARR
Recvd: 12/04/15 10:02 2 pgs
Fees:13.00 Taxes:444.00

20151204-0122254

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thom Hagan	NEW OWNER	117 03 0B 238.00
(NAME)	(NAME)	
3483 Stagecoach Drive		
(ADDRESS)	(ADDRESS)	
Franklin , TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jim L. Butler, Married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thom Hagan**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. Q-8, Parcel No. 238, on the Plan of Revised, The Villager Condominium Apartments, of record in Plat Book 5200, Page 201, master deed recorded in Book 5434, Page 665 and Master deed correction Book 5487, Page 967. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jim L. Butler, married by Warranty Deed from Vivian Ann White, unmarried, dated 10/10/2002, recorded 10/11/2002 of record in Instrument No. 20021011-0125387, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2015 have been prorated between Grantor and Grantee. Property Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 201, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 5434, Page 665, Deed of Correction of record in Book 5487, Page 967, First Amendment to the Bylaws recorded of record in Instrument No. 20080416-0038631, Rules and Regulations of Villager Condominium of record in Instrument No. 20090616-0055824, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Grant of Easement recorded of record in Instrument No. 20130916-0097052, in the Register's Office for Davidson County, Tennessee.
Charter of Villager Homeowners' Association, Inc., recorded of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2601 Hillsboro Pike, Q-8, Nashville, TN 37212
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 30th day of November, 2015.

Jim L. Butler

State of Tennessee
County of Williamson

Personally appeared before me Jim L. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064