THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160007253 DEEDWARR
Recvd: 01/28/16 08:24 2 pgs
Fees:13.00 Taxes:2723.20
20160128-0008041

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $736,000.00

Affiant

Subscribed and sworn to before me as of the 22nd day of January, 2016.

Notary Public

My Commission Expires: 3/7/2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LINDA C. BURNSED My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Selby Ruth McRae 3006 Brightwood Avenue Nashville, TN 37212	SAME	117-08-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jonina L. Butler, unmarried,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Selby Ruth McRae, unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 20 on the Plan of Belmont Terrace resubdivision Annex No. 1 of record in Plat Book 421, Page 182, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 60 feet on the easterly margin of Brightwood Avenue and extends back 161 feet on the northerly line and 75 feet on the southerly line to a dead line in the rear, measuring 65.5 feet thereon.

Being the same property conveyed to Jonina L. Butler, a single woman by Quitclaim deed from Providence Enterprises, LLC of record in Instrument No. 20111207-0095713 Register's Office for Davidson County, Tennessee, dated December 7, 2011 and recorded on December 7, 2011.

Being also known as 3006 Brightwood Avenue Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 421, Page 182, Register's Office for Davidson County, Tennessee.

2. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

3. Easements or claims of easements not shown by the Public Records.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 22nd day of January, 2016.

Jonina L Butler

Jonina L. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jonina L. Butler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of January, 2016.

Notary Public

My Commission Exp. 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017