WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031405 DEEDWARR
Recvd: 04/18/16 12:20 2 pgs
Fees:13.00 Taxes:1849.63
20160418-0037101

R-VRES-16-6719-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-26-20

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Clayton Kennamer and Rebecca Kennamer	Owner	
(NAME)	(NAME)	**115-10-0-016.00**
6719 Pennywell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **TERRY L. BUTLER AND SHIRLEY ANN BUTLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAYTON KENNAMER AND REBECCA KENNAMER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 179 on the Plan of Section Two, West Meade Estates, of record in Plat Book 2900, Page 118, 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 Terry L. Butler and Shirley Ann Butler, husband and wife by Warranty Deed from Caroline Mullaney, unmarried, of record in Instrument No. 20150618-0058474, Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 18, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3134, Page 426, Book 3462, Page 281 and Book 4503, Page 111, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement to Metro of record in Book 4843, Page 916, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6719 Pennywell Drive, Nashville, Tennessee 37205**.

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 14th DAY OF APRIL, 2016.

Terry L. Butler by Randall Wayne Butler as Attorney in Fact as Attorney in Fact

Terry L. Butler by Randall Wayne Butler as Attorney in Fact

Shirley Ann Butler by Randall Wayne Butler as Attorney in Fact

Shirley Ann Butler by Randall Wayne Butler as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL WAYNE BUTLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERRY L. BUTLER AND SHIRLEY ANN BUTLER, and who acknowledged he/she/they executed the same as the free act and deed of the said TERRY L. BUTLER AND SHIRLEY ANN BUTLER.

Witness my hand and official seal, this the 14th of April, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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