WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036305 DEEDWARR
Recvd: 05/03/16 08:08 2 pgs
Fees:13.00 Taxes:436.60
20160503-0043059

G-P-16-161-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-26-2016

(AFFIX SEAL)

PATRICIA J PARSONS 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)
Will Butler	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
161 Harrington Avenue	**12001 N. Central Expressway, Suite 750**	**52-1-69.00 (AS TO LOT 1); 52-1-68.00 (AS TO LOT 2)**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Dallas, TX 75243**	
(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, **DAWN LEAHY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILL BUTLER, A SINGLE MAN,** 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:

Tract One: Being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, and the Easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission Bill No. 88-493, more particularly described as follows: Beginning on the Northerly margin of Harrington Avenue at the corners of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 128 feet to the Southeast corner of Lot No. 40; thence Westwardly 75 feet to a point; thence Southwardly 128 feet to the Northerly margin of Harrington Avenue; thence with the same, Eastwardly 75 feet to the beginning. Tract Two: Being Lot No. 2 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the Northerly side of Harrington Avenue and runs back 120 feet on the Westerly line and 135 feet on the Easterly line to a dead line in the rear measuring 50 feet, more or less.

Being the same property conveyed by Warranty Deed from Benjamin Brown, married to Dawn Leahy as recorded on the 7th day of January, 2016 in Instrument No. 20160107-0001520; Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee to Benjamin Brown as recorded on the 28th day of September, 2015 in Instrument No. 20150928-0098086 and Tennessee Warranty Deed from Rita P. Goins to Ashley W. Jarman and wife, Kristal D. Jarman as recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050091, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRITTENDEN ESTATES, as recorded in Plat Book 974, Page(s) 69.
- All matters set out in Metropolitan Bill No. 088-493.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **161 Harrington Avenue, Madison, Tennessee 37115**.

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 29th DAY OF APRIL, 2016.

Dawn Leahy by John Gleaves,
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, John Gleaves, 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 DAWN LEAHY, and who acknowledged he/she/they executed the same as the free act and deed of the said DAWN LEAHY.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212