RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-3151

NEW OWNER:

Chantell L. Warfield
820 Stone Hedge Court
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

XXXXXXXX
Mortgage Research Center, LLC
1400 Veterans United Drive
Columbia, MO 65203

FILE NO: 16-0356

Map 053, Group 16-0, Parcel 258.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/11/16 15:11 4 pgs
Fees:23.00 Taxes:666.00
20160511-0046969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY D. BUTLER AND WIFE, BRENDA G. BUTLER**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHANTELL L. WARFIELD, UNMARRIED,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land of Davidson County, Tennessee, Being Lot No. 39 on the plan of Final Subdivision Plat Stone Hedge, Section Three, and of record in Plat Book 9700, Page 219, and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gary D. Butler and wife, Brenda G. Butler, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated October 30, 2008, and of record Instrument No. 20081106-0110568, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 820 Stone Hedge Court, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of **May, 2016.**

GARY D. BUTLER

BRENDA G. BUTLER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GARY D. BUTLER AND BRENDA G. BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **May, 2016.**

LISA P. CHAMEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **180,000.00** .

AFFIANT

Sworn to and subscribed to before me this 9th day of **May, 2016.**

My commission expires: 9/01/2018

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

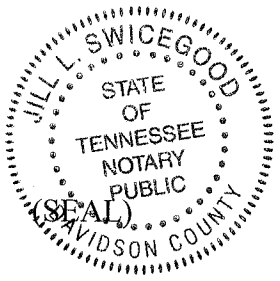
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018