WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 11:22 3 pgs
Fees:18.00 Taxes:418.10
20160516-0048496

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,000.

Rachel R
Affiant

Subscribed and sworn to me on May 13th, 2016.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Butler 3704 Creekland Court Nashville, TN 37218	Movement Mortgage, LLC 841 Seahawk Circle, Virginia Beach, VA 23452	058-15-0-063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Ophelia Butler, is one and the same as Ophelia R. Butler, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Andrew Butler, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 42, CREEKWOOD NORTH, as shown on plat of record in Plat Book 4675, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ophelia R. Butler is one and the same as Ophelia Butler by Warranty Deed from Cumberland Builders, Inc., recorded on the 7th day of March, 1994 in Deed Book 9270, Page 349, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3704 Creekland Court, Nashville, TN 37218.

This instrument is executed on behalf of Ophelia Butler by Danielle Nicole Butler as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160516-0048495, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on May 13th, 2016.

Danielle Nicole Butler as her Attorney-in-Fact for Ophelia Butler

Ophelia Butler
By: Danielle Nicole Butler, as her 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, Danielle Nicole Butler, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Ophelia Butler and is authorized by Ophelia Butler to execute this instrument on behalf of Ophelia Butler.

Witness my hand and official seal on May 13th, 2016.

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017