Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1127

BILL GARRETT, Davidson County
Trans:T20160045222 DEEDWARR
Recvd: 05/27/16 15:42 2 pgs
Fees:13.00 Taxes:1683.50
20160527-0053983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valerie Jean Klein, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martha J. Butterfield, an unmarried woman and Randy Haley, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the Easterly 1/2 of Lot 56 of the plan of Belair Subdivision as shown by map of record in Plat Book 332, page 6, in the Register's Office for Davidson County, Tennessee.

The easterly 1/2 of said Lot No. 56 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 185 feet to an alley in the rear.

Being the same property conveyed to Valerie Jean Klein, unmarried, by deed from Joshua G. Tillman and Kelly Tillman, husband and wife, dated January 6, 2006, of record in Instrument No. 20060112-0004836, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2119 Westwood Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of May, 2016.

Valerie Jean Klein

State of Tennessee)
County of Davidson)

On this 24th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Valerie Jean Klein, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 455,000.00.

X Martha J Butterfield
Affiant

Sworn and subscribed before me on this the 24th day of May, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Martha J. Butterfield	Capital Bank Corporation	104-15-400.00
2119 Westwood Avenue	333 Fayetteville Street, Ste. 300	
Nashville, TN 37212	Raleigh, NC 27601	