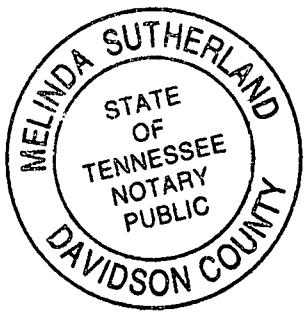
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lekia M. Bowers		150 07 0 239.00
(NAME)	(NAME)	
3249 Anderson Road	Same as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Three Thousand And No/100 Dollars ($93,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly A. Delaney Butler, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lekia M. Bowers, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 3rd Civil District of Davidson County, Tennessee, being Lot No. 5A, Zone Lot Division of Lot No. 5, Lakeshore Woods, Section One, as of record in Plan Book 6250, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Kimberly A. Delaney, a single person by Warranty Deed from William E. Brewer, married and Barry A. Brewer, married dated January 26, 2010 and recorded February 5, 2010 as Instrument No. 20100205-0009302, in said Register's Office for Davidson County, Tennessee. Kimberly A. Delaney and Kimberly A. Delaney Butler are one and the same person.

Anthony Butler, spouse of Kimberly A. Delaney Butler, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
File Number: MFR-162219SSO

BILL GARRETT, Davidson County
Trans:T20160045977 DEEDWARR
Recvd: 06/01/16 10:58 2 pgs
Fees:13.00 Taxes:344.10
20160601-0054941

unimproved ☐

This is improved ☒ property, known as 3249 Anderson Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 26th day of May, 2016.

Kimberly A. Delaney Butler

Anthony Butler

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Kimberly A. Delaney- Butler and Anthony Butler**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2016.

Notary Public

My Commission Expires: October 20, 2019

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-162219SSO