Prepared by:
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Brentwood, TN 37027

mail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$46,000.00~~ 61,300.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The 307 Maple Street Trust 307 Maple Street Madison, TN 37115-3928	New Owner	043-13-0-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lena I. Butts, an individual,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The 307 Maple Street Trust,** hereinafter called the Grantee(s), their heirs 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 No. 14, Block C on the Plan of Forest Park Subdivision at Madison Tennessee of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lena I. Butts, an individual by Special Warranty deed from Associates Financial Services Company, Inc. a/k/a Associates Financial Services, Inc., a corporation of record in Instrument No. 20010717-0075794 Register's Office for Davidson County, Tennessee, dated July 13, 2001 and recorded on July 17, 2001.

This property is improved property known as **307 Maple Street, Madison, TN, 37115-3928.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 843, Page 44; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 4129, Page 854; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160046722 DEEDWARR
Recvd: 06/02/16 15:58 2 pgs
Fees:13.00 Taxes:226.81
20160602-0055875

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of May, 2016.

Lena I. Butts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lena I. Butts** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 18th day of May, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016044325

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON