WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,900.00.

Kristen Bootly
Affiant

Subscribed and sworn to me on June 14th, 2016.

Ann
NOTARY PUBLIC

My Commission Expires: 8.23.16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20160052843 DEEDWARR
Recvd: 06/21/16 15:43 2 pgs
Fees:13.00 Taxes:1220.63
20160621-0063249

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Terry L. Butler 745 Brook Hollow Road Nashville, TN 37205	GUARANTEED RATE INC 3940 N. RAVENSWOOD CHICAGO, IL 60613	11503002500

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Ciara M. Shaver and Aaron Shaver, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Terry L. Butler and Shirley A. Butler, husband and wife, 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 95, PLAN OF BROOK MEADE, SECTION II (erroneously referred to as Brooke Meade in deeds of acquisition), as shown on plat of record in Plat Book 2133, Page 76, as amended in Book 8066, Page 936, 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 Ciara M. Shaver and Aaron Shaver, wife and husband by Warranty Deed from Pamela Marable Bowman, Personal Representative of the Estate of Ruby Smith Martin, deceased, recorded on the 10th day of May, 2007 in Instrument No. 20070510-0056320 as corrected at Instrument No. 20070808-0094965, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 745 Brook Hollow Road, Nashville, TN 37205.

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 GRANTORS do 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 GRANTORS do 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 June 14th, 2016.

Ciara M. Shaver

Aaron Shaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 14th, 2016, before me personally appeared Ciara M. Shaver and Aaron Shaver to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th of June, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

