WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054912 DEEDWARR
Recvd: 06/28/16 10:44 2 pgs
Fees:13.00 Taxes:592.00
20160628-0065732

STATE OF TENNESSEE
NOTARY PUBLIC
RHONDA M. HANNAH
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of June, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chrisopher McMahan	New owner	043-14-0-171.00
219 Hillcrest Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William T Butts and Kristal S. Butts, husband and wife, and Deborah J. Sargent and Barry D. Sargent, wife an husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher McMahan, married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 26, Block "B" on the Plan of Yowell Place, of record in Book 974, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William T. Butts and Kristal Butts, husband and wife, and Deborah J. Sargent and Barry D. Sargent, husband and wife, by deed from Michele Hayward, a single woman, on September 4, 2009, of record in Instrument Number 20091002-0091804, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **219 Hillcrest Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 17, 2016.

William T Butts

Kristal L. Butts

Deborah J Sargent by KButts as attorney in fact
Deborah J. Sargent
by Kristal S. Butts, as attorney-in-fact

Barry D. Sargent by KButts as attorney in fact
Barry D. Sargent
by Kristal S. Butts, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William T Butts and Kristal S. Butts to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 17, 2016.

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kristal S. Butts, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Deborah J. Sargent and Barry D. Sargent the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Deborah J. Sargent and Barry D. Sargent the bargainor(s), by the said Kristal S. Butts as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of June, 2016.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY