BILL GARRETT, Davidson County
Trans:T20160086047 DEEDWARR
Recvd: 09/30/16 09:55 2 pgs
Fees:13.00 Taxes:1294.63
20160930-0103174

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2016.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradley J. Butcher	new owner	**133-01-0-083.00**
501 Patterson St		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James C. Folger, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley J. Butcher and wife, Jennifer L. Butcher

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 Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled the Map of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JAMES C. FOLGER, MARRIED, by deed from CLAYTON H. KOTTLER AKA CLAYTON KOTTLER, UNMARRIED, of record in Instrument No. 20140716-0062764, dated July 14, 2014, said Register's Office.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **501 Patterson St, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 23rd day of September, 2016.

James C Folger by Mary H Folger attorney in fact.

James C. Folger by Mary H. Folger his Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mary H. Folger**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **James C. Folger**, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James C. Folger**, the within named bargainor by the said **Mary H. Folger**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 23rd day of September, 2016.

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY