WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-12-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Butler	Thomas W. Butler	
(NAME)	(NAME)	
24 Jones Circle	24 Jones Circle	044-07-0-014.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/13/16 11:54 3 pgs
Fees:18.00 Taxes:1328.30
20161013-0108285

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony L. Pendley & Pamela K. Johnson trustees of the Pendley Family Trust dated 6/27/2007**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas W. Butler and Ileana G. Butler, Husband and Wife**, hereinafter called the GRANTEE(S), 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 Nos. 32 and 33, on the Plan of River Vista Subdivision, of record in Plat Book 1424, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy L. Pendley and Doris M. Pendley, Trustees of the Pendley Family Trust by Quitclaim Deed from Billy L. Pendley and wife, Doris M. Pendley, dated 02/19/1996 recorded 03/04/1996, of record in Book 9967, Page 398, in the Register's Office for Davidson County, Tennessee. Doris M. Pendley died on January 3, 2007. Billy L. Pendley, also known as Billy Louis Pendley, died on 03/07/2016.

All matters shown on the plat of record in Plat Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee. Grant of Easement recorded in Instrument No. 20020925-0116900, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in Instrument No. 20150813-0080942, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 24 Jones Circle, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 11th day of October, 2016.

THE PENDLEY FAMILY TRUST DATED 6/27/2007

Anthony L. Pendley
Trustee

X

Pamela K. Johnson
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony L. Pendley with whom I am personally acquainted and who proved themselves to be the Trustee of The Pendley Family Trust dated 6/27/2007, the bargainor, and who, being authorized to do so, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela K. Johnson with whom I am personally acquainted and who proved herself to be the Trustee of The Pendley Family Trust dated 6/27/2007, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 9-14-2020

MARNIE S. HARDING
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 09-14-2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY