THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160097405 DEEDWARR
Recvd: 11/03/16 11:10 3 pgs
Fees:18.00 Taxes:1443.00
20161103-0116430

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Gullo-Chalmers JV 604B Hume Street Nashville, TN 37208	Same	052-09-0-027.00 052-09-0-028.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Lynn Butler, unmarried, Stephanie Susan Butler Merryman and husband, Michael Merryman, Elizabeth Charlene Butler Hayes and husband, Todd Hayes, Alex Wills, unmarried, Eric Wills, unmarried, by his Specific Attorney in Fact, Stephanie Susan Butler Merryman, and William Randall Butler, unmarried, by his Specific Attorney in Fact, Stephanie Susan Butler Merryman**, have this day bargained and sold, and do hereby transfer and convey unto the said **Gullo-Chalmers JV**, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Montague Falls, Charles U. Coggin's Subdivision Parts of Tract No. 18 on the Plan of Montague, of record in Plat Book 421, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MADLYN N. BUTLER, by deed from DAVID LEO CRANE, SR. AND WIFE, CAROLE B. CRANE, of record in Instrument No. 20031230-018898, dated December 29, 2003, said Register's Office. MADLYN N. BUTLER having since died testate on or about February 1, 2015. devising said property to KIMBERLY LYNNE BUTLER, WILLIAM RANDALL. BUTLER, STEPHANIE SUSAN BUTLER MERRYMAN, ELIZABETH CHARLENE BUTLER AND LAURIE KAY BUTLER WILLS by will of record in Case No. 2015PR-57 in the Chancery (Probate) Court for Sumner County, Tennessee. LAURIE KAY BUTLER WILLS died intestate, pre-deceasing her mother MADLYN H. BUTLER. ALEX WILL AND ALEX WILLS are LAURIE KAY BUTLER WILLS only heirs-at-law. For further reference see Affidavits of Heirship of record in Instrument No. 20150602-0050863, and Instrument No. 20150602-0050864 and in Instrument No.: 20161019-0110600.
The said Michael Merryman, husband of Stephanie Susan Butler Merryman joins in this conveyance to convey any marital interest he may have. The said Todd Hayes, husband of Elizabeth Charlene Butler Hayes, joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is **$390,000.00**.
Subscribed and sworn to before me this 31 day of October, 2016.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 1017 Falls Avenue, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31 day of October, 2016.

Kimberly Lynn Butler, unmarried

Stephanie Susan Butler Merryman

Michael Merryman

Elizabeth Charlene Butler Hayes

Todd Hayes

Alex Wills, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, Kimberly Lynn Butler, Stephanie Susan Butler Merryman, Michael Merryman, Elizabeth Charlene Butler Hayes, Todd Hayes, and Alex Wills, the within named bargainors, 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 Goodlettsville, Tennessee, this the 31 day of October, 2016.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 01/11/2017

Eric Wills by Stephanie Merryman

ERIC WILLS BY STEPHANIE SUSAN BUTLER MERRYMAN, SPECIFIC ATTORNEY IN FACT Atty in fact -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, Stephanie Susan Butler Merryman, Specific Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is authorized to execute this instrument on behalf of Eric Wills as his Specific Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 31 day of October, 2016.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 01/11/2017

William Randall Butler by Stephanie Merryman

WILLIAM RANDALL BUTLER BY STEPHANIE SUSAN BUTLER MERRYMAN, SPECIFIC ATTORNEY IN FACT Atty in fact -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, Stephanie Susan Butler Merryman, Specific Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is authorized to execute this instrument on behalf of William Randall Butler as his Specific Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 31 day of October, 2016.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 01/11/2017