39-B

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160114984 DEEDWARR
Recvd: 12/30/16 10:25 2 pgs
Fees:13.00 Taxes:878.38
20161230-0137315

W & I Ref: (RF) Title No.: 58723
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andy Butcher Caitlin Butcher 252 Thuss Avenue Nashville, TN 37211	**MORTGAGE INVESTORS GROUP** **8320 EAST WALKER SPRINGS LN** **SUITE 200** **KNOXVILLE, TN 37923**

TAX MAP PARCEL NUMBERS: 13302005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$237,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Will Chapman and Jillian Chapman, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andy Butcher and Caitlin Butcher , husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Woodbine Sales Corporation Plat of Lots called Pleasant View of record in Book 1130, page 43, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Will Chapman and wife, Jillian Chapman by Warranty Deed from Nathan Novotny and wife, Haley Novotny, dated July 3, 2013 and recorded on July 10, 2013 of record in Instrument No. 20130710-0071432, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 43, said Register's Office, which Plan shows a 35 foot minimum building setback line from Thuss Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 252 Thuss Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2016.

Will Chapman

Jillian Chapman

State of Tennessee

County of Davidson

On this 28th day of December, 2016, before me the undersigned authority, personally appeared Will Chapman and Jillian Chapman, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $237,400.00.

Affiant

Sworn and subscribed before me this 28th day of December, 2016.

My Commission Expires MAR. 7, 2017 Notary

My Commission Expires: _____

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY