2

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1448

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Butcher and Caitlin Butcher, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Long and Jeremy Swain, wife and husband,** 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. 44 on the plan of Goodrich Heights, of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Andrew Butcher and Caitlin Butcher, husband and wife, by deed from Jerry W. Arbaugh and Nadine M. Arbaugh, trustees of the Jerry W. Arbaugh and Nadine M. Arbaugh Inter Vivos Trust U/A/D March 11, 1999, as amended, dated April 20, 2015, of record in Instrument No. 20150423-0036540, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 303 Rich Court, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of December, 2016.

Andrew Butcher By Caitlin Butcher
Attorney in Fact

Andrew Butcher by Caitlin Butcher
His Attorney-in-fact

Caitlin Butcher

Caitlin Butcher

BILL GARRETT, Davidson County
Trans:T20170001181 DEEDWARR
Recvd: 01/05/17 12:30 2 pgs
Fees:13.00 Taxes:759.24
20170105-0001373

State of Tennessee)
County of Davidson)

On this 28th day of December, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caitlin Butcher, the bargainor(s), 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.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 28th day of December, 2016, before me personally appeared Caitlin Butcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Butcher, acknowledged that such person executed the same as the free act and deed of Andrew Butcher.

Notary Public

My commission expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 205,200.00.**

Affiant

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

Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Melissa Long
303 Rich Court
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner
303 Rich Ct
Nashville, TN 37211

TAX MAP-PARCEL #:
161-4-0-091.00