THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170110490** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2017. Notary Public My Commission Expires

BILL GARRETT, Davidson County
Trans:T20170010696 DEEDWARR
Recvd: 02/06/17 09:44 2 pgs
Fees:13.00 Taxes:1184.00
20170206-0012157

WARRANTY DEED

Address New Owner: Benjamin T. Buttriss 830 Pleasant Valley Rd Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-10-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane Jean Stark, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin T. Buttriss, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 and the easterly 1/2 of Lot 14, Block "E" on the map of Battlefield Estates, Section 2, of record in Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot and part of Lot adjoin and front together 160 feet on the northerly side of Sutton Hill Road and run back 248.7 feet on the easterly line and 238.6 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to J. MICHAEL ENGLE and DIANE J. STARK, husband and wife, by deed from THOMAS C. ROGERS and wife, ANNE S. ROGERS, of record in Book 6914, page 348, dated July 3, 1986, said Register's Office.

JOSEPH MICHAEL ENGLE conveyed his interest in the subject property to DIANE JEAN STARK, by quitclaim deed of record in Instrument No. 20021105-0135822, dated October 9, 2002, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 118-10-0-015.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 843, page 108, said Register's Office.

This is improved property located at 828 Sutton Hill Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2017.

Diane Jean Stark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Jean Stark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires: _____

