Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0149

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Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $329,850.00. Affiant Subscribed and sworn to before me this 30th day of May, 2017. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 33621-04-2017**	

KATHLEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Janice Butler, David Butler 605 Poplar Creek Trace Court Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Map and Parcel No.: 155 08 0 C 075 00CO

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, **John Robert Schnick and Karen Suzanne Anthony**, married ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Janice Kay Schnell Butler and David Andrew Butler**, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 605 Poplar Creek Trace Court, Nashville, TN 37221.

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

And Grantors covenant that they 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, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170048341 DEEDWARR
Recvd: 06/07/17 09:11 3 pgs
Fees:18.00 Taxes:1220.45
20170607-0056817

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May 2017.

John Robert Schnick

John Robert Schnick

Karen Suzanne Anthony

Karen Suzanne Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Robert Schnick and Karen Suzanne Anthony, 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, at office, this 30th day of May, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Poplar Creek Estates, Phase 2, as of record in Plat Book 6900, pages 339-347, amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Robert Schnick and wife, Karen Suzanne Anthony, by deed dated May 29, 2014 from Blake Malone and wife, Danielle Malone, of record in Instrument No. 20140530-0046706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 155 08 0 C 075 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 339 through 347, amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.