9.01

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

This instrument prepared by ~~&~~ Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2017, by and between Martha J Butterfield, and husband Randall Haley, party of the first part, and Joel R Eleazer and Lisa O'Dell Eleazer, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Heatherwood, of record in Plat Book 6900, Page 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Martha J. Butterfield by virtue of that certain Warranaty Deed dated August 29, 2003, and being of record at Instrument No. 20030910-0131761 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6900, Page 897 and Book 7839, Page 27 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Martha J Butterfield

Randall Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Martha J Butterfield and Randall Haley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170050356 DEEDWARR
Recvd: 06/13/17 10:24 2 pgs
Fees: 13.00 Taxes: 1620.60
20170613-0059199

Let: Warranty Title

Property Owner & Address: Joel R Eleazer and Lisa O'Dell Eleazer

Tax Parcel No 160100a00700co

Property Address: 105 Heather Way
Brenwtood, TN 37027

MAIL TAX
BILLS TO: Wells Fargo Bank, N.A.
101 North Phillips Ave.
Sioux Falls, SD 57104

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $438,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Courtney Benjamin
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of May, 2017.

Deborah L. Baxter
Notary Public

My Commission Expires: 7-24-2019

