BILL GARRETT, Davidson County
Trans:T20170057320 DEEDWARR
Recvd: 07/05/17 15:10 2 pgs
Fees:13.00 Taxes:573.50
20170705-0067551

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2017.

Notary Public
Commission Expires: 5.3.21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosalie M. Ruell 161 Harrington Avenue Madison, TN 37115	CMG MORTGAGE 3160 CROW CANYON RD. SUITE 400 SAN RAMON, CA 94583	052-01-0-069.00 052-01-0-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Will Butler, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosalie M. Ruell, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One - Parcel 052-01-0-069.00:
LAND in Davidson County, Tennessee, being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, and the Easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission Bill No. 088-493, more particularly described as follows:

Beginning on the Northerly margin of Harrington Avenue at the corners of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 128 feet to the Southeast corner of Lot No. 40; thence Westwardly 75 feet to a point; thence Southwardly 128 feet to the Northerly margin of Harrington Avenue; thence with the same, Eastwardly 75 feet to the beginning.

Tract Two - Parcel 052-01-0-068.00:
LAND in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the Northerly side of Harrington Avenue and runs back 128 feet on the Westerly line and 135 feet on the Easterly line to a dead line in the rear measuring 50 feet, more or less.

BEING the same property conveyed to Will Butler, a single man, by Warranty Deed from Dawn Leahy, a single person, dated 4/29/16 and recorded 5/3/16 in Instrument No. 20160503-0043059, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 161 Harrington Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2017.

Will Butler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Butler, a single man** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)