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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170612363** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $392,000.00.<br>Lori M. Easter<br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of July, 2017.<br>Notary Public<br>My Commission Expires: 10/18/ |

BILL GARRETT, Davidson County
Trans: T20170057967 DEEDWARR
Recvd: 07/07/17 09:35 2 pgs
Fees: 13.00 Taxes: 1450.40

20170707-0068289

TANA MICHELLE TOLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY

**WARRANTY DEED**

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| Address New Owner:<br>George Butler and William Butler<br>1427 14th Ave South<br>Nashville TN 37212 | Send Tax Bills To:<br>George Butler<br>1149 Landing PVT CT.<br>GALLATIN, TN 37066 | Tax Information:<br>Tax Parcel ID No.<br>105-05-0-558.00 |

**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, **Clair T. Manning, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Butler and William Butler**, ("Grantees"), their 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. 6 on the Plan of Section One Hundred Thirty, Edgehill Estates of record in Plat Book 5800, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clair T. Manning, unmarried by Warranty deed from Mary Ella Tedder, d/b/a Eagle Construction Co. of record in Book 6167, page 736, Register's Office for Davidson County, Tennessee, dated October 28, 1983 and recorded on November 01, 1983.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page 123, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4220, Page 723, Book 5527, Page 631 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1427 14th Ave South Nashville TN 37212

**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 5th day of July, 2017.

Clair T. Manning

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

Witness my hand, at office, this 5th day of July, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018