BILL GARRETT, Davidson County
Trans:T20170063194 DEEDWARR
Recvd: 07/24/17 12:45 2 pgs
Fees:13.00 Taxes:980.50
20170724-0074554

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

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 174110A409.00:

NAME & ADDRESS OF NEW OWNER:
Dontavius Butler and Shanika Butler
2417 Haskell Drive
Antioch, TN 37013

SEND TAX BILLS TO:
First Community Mortgage
275 Robert Rose Dr.
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **WADE H. DUGGIN, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SHANIKA BUTLER AND DONTAVIUS BUTLER, WIFE AND HUSBAND AS JOINT TENANTS,**"Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 407, on the Plan of Cane Ridge Farms, Phase VI, Section 2, as shown by plat appearing of record in Instrument Number 20060216-0018813, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Wade H. Duggin, by Warranty Deed from The Craig Co., a Tennessee Corporation, dated October 22, 2007, appearing of record in Instrument Number 20070627-0076720, of the Register's Office of Davidson County, Tennessee. The said Wade H. Duggin having since married Debbie Duggin. Debbie Duggin hereby joins in the execution of this instrument to convey any marital interest she may have.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2417 Haskell Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17 day of July, 2017.

Wade H. Duggin

Debbie Duggin by Wade Dugg AIF

Debbie Duggin by and through her Attorney in Fact, Wade H. Duggin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wade H. Duggin, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17 day of July, 2017.

VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

Veronica Wilson
NOTARY PUBLIC

My Commission Expires: _____
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wade H. Duggin as Attorney in Fact for Debbie Duggin as per Power of Attorney of record in Record Book *, Page ____, Register's Office for Rutherford County, Tennessee., the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained as attorney in fact for Debbie Duggin. *20170724-0074553

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17 day of July, 2017.

VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

Veronica Wilson
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$250,000.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * Consideration $265,000.00

Sarah M Dooley
AFFIANT

Sworn to and subscribed before me this 17 day of July, 2017.

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

A Walston
NOTARY PUBLIC

My Commission Expires: 3-2-2021

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