STATE OF ~~Virginia~~ TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES 3/2/21
File No. 17-9097D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170065297 DEEDWARR
Recvd: 07/31/17 10:34 3 pgs
Fees:18.00 Taxes:777.00
20170731-0077198

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Turnbach, unmarried	New Owner ~~Cash~~	033-14-0-047.00 & 033-13-0-006.00
(NAME)	(NAME)	
6480 Seventh St. ~~207 Fonnic Drive~~	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Alexandria, VA 22312 ~~Goodlettsville, TN 37072~~	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Katha House, unmarried and Katha House as the sole heir at law of Joseph Raymond Butts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Turnbach, unmarried,** 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:

As to Map & Parcel: 33-14-47
Land in Davidson County, Tennessee, being Lot No. 8 on the plan of PLEASANT HILL, as shown by plat of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 8 fronts 128.05 feet on the Westerly side of Fonnic Drive, and runs back 320 feet on the north line and 305 feet on the south line, to a dead line in the rear on which it measures 161.3 feet.

BEING the same property conveyed to Katha House, heirs and assigns from Charles R. Butts, by Quit Claim Deed dated July 15, 2005, as Instrument No. 20100603-0042683, in the Register's Office for Davidson County, Tennessee.

As to Map & Parcel: 33-13-6
BEING parcel A reserved on the Plan of PLEASANT HILL, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee, more specifically described as follows:

BEGINNING at a concrete monument at the southwest corner of Lot No. 8 of said subdivision; thence, with the south line of parcel A, north 85 degrees, 50 minutes west, 722.21 feet to a monument; thence north 26 degrees 36 minutes east 168.07 feet to a monument at the southeast corner of Lot No. 1 on said subdivision; thence east along the rear line of Lots No. 1 through 5, inclusive, 659.7 feet to the northwest corner of Lot No. 8; thence south along the rear line of said lot, 161.3 feet to the beginning.

BEING the same property conveyed to Joseph Raymond Butts from James C. Dale, III, Trustee, by Quit Claim Deed dated August 1, 1985, as Book 6629, page 784-785, in the Register's Office for Davidson County, Tennessee.
Joseph Raymond Butts having since died intestate on April 23, 2003, vesting his interest in said property to his heirs at law, Annie V. Butts (wife), Charles Randall Butts (son), and Katha House (daughter). The said Annie V. Butts having since died intestate on February 10, 2008, vesting her interest to her heirs at law, her children Charles Randall Butts and Katha House. Charles Randall Butts having since died intestate on June 17, 2010, leaving his said interest to his sole heir at law, his sister, Katha House. See Affidavits of Heirships as recorded in Record Book 20170731, page, 0077195, Record Book 20170731 page, 0077196, Record Book 20170731, page, 0077197, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

As to Map & Parcels: 33-14-47 & 33-13-6

1. Restrictions as recorded in Book 3029, page 49, and Book 3251, page 73, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 69, Register's Office for Davidson County, Tennessee.

As to Map & Parcel: 33-13-6

3. Easement for ingress/egress as recorded in Book 3648, page 369, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 207 Fonnic Drive, Goodlettsville, TN 37072.

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

Witness my/our hand(s) this 27th day of July, 2017.

Katha House

Katha House

July 27, 2017
Date

STATE OF Wisconsin

COUNTY OF Winnebago }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katha House, unmarried, the bargainor(s), 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, this 26th day of July, 2017.

My Commission Expires: 3-23-19

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

ROBERT J. OLLERMAN NOTARY PUBLIC STATE OF WISCONSIN