WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

W-ER-17-4812

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noorialai Sakwall and Hasina Sakwall	NEW OWNERS	
(NAME)	(NAME)	**134-13-0-166.00**
4812 Sunlight Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVE BUTLER AND WIFE, BEVERLY ANN BUTLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOORIALAI SAKWALL AND HASINA SAKWALL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34 through 36, inclusive, 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 Steve Butler by Quitclaim Deed from Beverly Ann Butler of record in Instrument No. 20020508-0056929 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on May 08, 2002.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 3300, Page (s) 34 through 36, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3316, Page 339, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 9067, Page 610, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4812 Sunlight Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170065271 DEEDWARR
Recvd: 07/31/17 10:10 2 pgs
Fees:13.00 Taxes:551.30
20170731-0077201

Witness my/our hand(s) this the 25th DAY OF JULY, 2017.

Steve Butler

Beverly Ann Butler

Beverly Ann Butler, spouse of Steve Butler, hereby joins in this conveyance and does transfer and convey any and all marital interest Beverly Ann Butler may have in and to the above-described tract or parcel of land.

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

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

Witness my hand and official seal, this the 25th of July, 2017.

Notary Public
My Commission Expires: 11/01/2018
(SEAL)

JARED MELUGIN
My Commission Expires
November 1, 2018

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY ANN BUTLER, the within named bargainor, 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 the 25th of July, 2017.

Notary Public
My Commission Expires: 11/01/2018
(SEAL)

JARED MELUGIN
My Commission Expires
November 1, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212