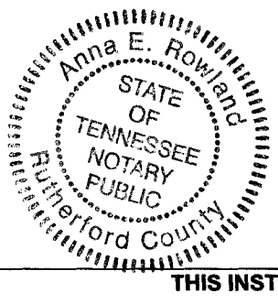
Bill Garrett Davidson County
Batch# 2368 DEEDWARR
09/19/2017 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20170919-0096023



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 15 day of September, 2017.

Notary Public

My commission expires: 8/18/18

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jimmy Parks	**FIRST COMMUNITY MORTGAGE**	**06107012300**
1008 Broadmoor Drive	**262 ROBERT ROSE DR**	
Nashville, TN 37216	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

G.A. BUTLER, III, A married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy Parks, A married man

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:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "D" on the Map of Broadmoor Subdivision, as of record in Book 547, page 161-162, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Pearl Webb Butler, by Warranty Deed from G. A. Butler, Jr., and Myrtle Marie Brown, dated April 14, 1997, of record in Book 10418, page 553, Register's Office for Davidson County, Tennessee. Pearl Webb Butler died intestate on 4/3/98. Reference made to Affidavits of Heirship being recorded simultaneously herewith. Myrtle Marie Brown conveyed her interest in subject property to G. A. Butler, III, by Quitclaim Deed dated September 11, 1998, of record in Book 11109, page 94, Register's Office for Davidson County, Tennessee. 201709190096021 201709190096022

This property was not the primary residence of the said grantor, therefore, their spouse does not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 547, page 161-162, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1008 Broadmoor Drive, Nashville, TN 37216.

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 in 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 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 15th day of September, 2017.

G. A. Butler III

G. A. Butler, III

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, G.A. BUTLER, III, the within named Grantor(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, at office, this 15th day of September, 2017

GIB VAN DER HOEVEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3.10.19

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)