This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

Bill Garrett Davidson County
Batch# 6053 DEEDQC
09/29/2017 02:03:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20170929-0099961

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
STEPHEN BUTLER AND PAM PETERS, TRUSTEES THE STEPHEN BUTLER AND PAM PETERS LIVING TRUST 23 Annandale Nashville, Tennessee 37215	SAME	158-04-0A-073.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00 (ten). (Exempt pursuant to T.C.A.§67-4-409(4)).

STEPHEN GREGORY BUTLER

Sworn to and subscribed before me this 22nd day of September, 2017.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, PAMELA DENISE PETERS, an unmarried woman, AND STEPHEN GREGORY BUTLER, an unmarried man, have this date bargained and sold, and do hereby release, quitclaim, transfer and convey unto STEPHEN BUTLER AND PAM PETERS, TRUSTEES OF THE STEPHEN BUTLER AND PAM PETERS LIVING TRUST, dated AUGUST 4, 2017, and any amendments thereto, all of our right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Being the same property conveyed to Pamela Denise Peters, an unmarried woman and Stephen Gregory Butler, an unmarried man, by Warranty Deed from John Doerr and Julie Doerr, husband and wife, recorded on the 4th day of August 2017, in Deed Instrument No. 20170804-0079578, in the Register's Office of Davidson County, Tennessee.

Any and all further limitations, restrictions, easements, rights-of-way and encumbrances that may affect the premises.

The legal description is the same as that of the prior recorded deed.

This is improved property known as: 23 Annandale, Nashville, Tennessee 37215

WITNESS OUR HANDS this 22nd day of September 2017.

PAMELA DENISE PETERS

STEPHEN GREGORY BUTLER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA DENISE PETERS and STEPHEN GREGORY BUTLER, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 22nd day of September, 2017.

NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

joint tenants with right of survivorship

A tract of land in the City of Forest Hills, Davidson County, Tennessee, said tract of land being shown as a portion of Lot No. 10 on the final plat of Otter Wood, Section Two, as recorded in Book 6900, Page 599, and revised in Book 6200, Page 749, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Annandale, said point being 2,492 feet Southerly more or less from the right-of-way intersection of Annandale and Otter Creek Road and proceeding as follows: Southerly along said right-of-way, S 14° 46' 02" E, for a distance of 51.00 feet to a concrete monument; thence, continuing along said right-of-way with a curve to the left having a radius of 790.13 feet, a distance of 78.03 feet to an iron pin; said curve has a chord bearing a distance of S 17° 35' 47" E, 78.00 feet; thence, with a common property line between lot 11 and this herein described tract, S 71° 58' 29" W, for a distance of 456.07 feet; to a concrete monument, said point being the most Northwesterly corner of said lot 11; thence, with a common property line between the remaining portion of lot 10 and this herein described tract, N 18° 33' 28" W, for a distance of 150.77 feet to a concrete monument, said point being the most Southwesterly corner of lot 9; thence, with a common property line between said lot 9 and this herein described tract, N 74° 41' 17" E, 461.47 feet to an iron pin in the Westerly margin of Annandale, the point of beginning and containing 63,982 square feet or 1.469 acres of land more or less.

Being the same property conveyed to John Doerr and wife, Julie Doerr by General Warranty Deed from Otter Wood, Ltd., a Tennessee Limited Partnership, recorded on the 20th day of April, 1988 in Deed Book 7522, Page 377, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 458-459 and Plat Book 6900, Page 598-599, Revised in Plat Book 6200, Page 749.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483, Book 8762, Page 199, (Partial Release of Restrictions recorded in Book 9919, Page 689 and Book 10954, Page 905).

Charter of Homeowners Association recorded in Book 7292, Page 315.

Easement for Ingress/Egress, recorded in Book 7667, Page 218.

Easement for Transmission Easement, recorded in Book 2248, Page 618, Book 2249, Page 86, Book 2271, Page 196 and Instrument No. 20130129-0009299.

Easement for Transmission Easement, recorded in Instrument Nos. 20130129-0009256 and 20130129-0009259.