Bill Garrett Davidson County
Batch# 21651 DEEDQC
11/03/2017 08:52:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171103-0112895

THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

MAP.GROUP.PARCEL: 018-07-0 108.00

NEW OWNERS:
MICHAEL WAYNE BUTLER
7545 Chowning Road
Springfield, TN 37172

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **MARGIE S. BUTLER,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **MICHAEL WAYNE BUTLER,** his heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF SECTION 1, CHARLESTON SQUARE SUBDIVISION, OF RECORD IN BOOK 4860, PAGE 37&38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 44 FRONTS 93.59 FEET ON THE NORTH EASTERLY MARGIN OF BRYAN HOUSE DRIVE AND EXTENDS BACK 145.0 FEET ON THE NORTHEASTERLY LINE AND 155. 3 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 122.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARGARET LAMBERT BY DEED OF RECORD IN BOOK 10856, PAGE 496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARGARET LAMBERT IS DECEASED. MARGIE S. BUTLER IS THE SOLE HEIR TO THE DESCRIBED PROPERTY PURSUANT TO THE LAST WILL OF MARGARET ELIZABETH LAMBERT, AS EVIDENCED BY THE AFFIDAVIT OF INHERITANCE OF RECORD IN INSTRUMENT NO. 20120817-0074010, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE.

THIS CONVEYANCE IS EXECUTED FOR MARGIE S. BUTLER BY MICHELE ROGERS IN HER CAPACITY AS ATTORNEY IN FACT FOR MARGIE SUE BUTLER PURSUANT TO A DURABLE POWER OF ATTORNEY RECORDED CONTEMPORANEOUSLY WITH THIS DEED.

THIS IS IMPROVED PROPERTY KNOWN AS: 107 BRYAN HOUSE ROAD, GOODLETTSVILLE, TENNESSEE, 37072.

MARGIE SUE BUTLER

BY: Margie Sue Butler by Michele Rogers
MICHELE ROGERS, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named MICHELE ROGERS, with whom I am personally acquainted, in her capacity as Attorney in Fact for MARGIE SUE BUTLER, the bargainer and acknowledged that the foregoing document was executed by her as Attorney in Fact for Margie Sue Butler, with full authority so to do, for the purposes therein contained.

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

Notary Public
My Commission Expires: 5-20-20

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 25th day of October, 2017.

Notary Public
My Commission Expires: 5-20-20

STATE OF TENNESSEE NOTARY PUBLIC