Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0498

FOR OFFICIAL USE	STATE OF TENNESSEE AT COUNTY OF ~~Davidson~~ Wilson
Bill Garrett Davidson County Batch# 33350 **DEEDWARR** 12/05/2017 12:10:54 PM 2 pgs Fees: $13.00 Taxes: $740.00 20171205-0123981	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 29, 2017.** Notary Public MY COMMISSION EXPIRES: 9-16-20 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0498**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke N. Counce and John Weston Counce	**Regions Bank d/b/a Regions Mortgage**	**63-12-48.00**
(NAME) **601 Pebblestone Ct**	(NAME) **P.O. Box 200401**	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS) **Florence, SC 29502-0401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Butler Family Revocable Trust, dated February 21, 2014, James Wallace Butler and Evelyn Frances Butler, Co-Trustees,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke N. Counce, wife and John Weston Counce, husband,** 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. 53 on the plan of Southfork, Section Two, as shown by plat of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Butler Family Irrevocable Trust, dated February 21, 2014, James Wallace Butler and Evelyn Frances Butler, by Quitclaim Deed from Evelyn F. Salle, unmarried, now known as Evelyn Frances Butler, married, dated February 21, 2014 , filed of record in Instrument Number 20140225-0015865, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **601 Pebblestone Ct, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **November, 2017**.

Butler Family Revocable Trust, dated February 21, 2014

By: James Wallace Butler, Co-Trustee

By: Evelyn Frances Butler, Co-Trustee

STATE OF Indiana
COUNTY OF Vanderburgh

Before me, the undersigned Notary in and for said County and State, personally appeared the within named James Wallace Butler and Evelyn Frances Butler whom I am personally acquainted and who upon their oath acknowledged themselves to be the Co-Trustees of Butler Family Revocable Trust, dated February 21, 2014, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Butler Family Revocable Trust, dated February 21, 2014.

WITNESS my hand and official seal on **11/29/2017**.

NOTARY

MY COMMISSION EXPIRES: 12-17-23