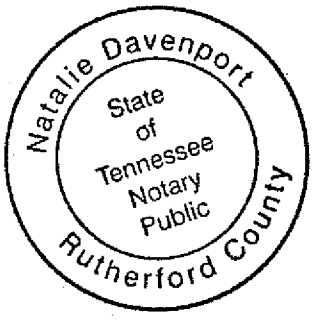
Bill Garrett Davidson County
Batch# 39866 DEEDWARR
12/20/2017 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20171220-0129544

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Estreberto Vargas Morales	First Community Mortgage, Inc.	#09612003100
(NAME) 3247 Cloverwood Drive	(NAME) 2102 Robert Rose Dr. Suite 101	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($214,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LINDSAY BUTLER F/K/A LINDSAY M. FRANKLIN AND HUSBAND, CHAS J. BUTLER,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ESTREBERTO VARGAS MORALES AND MARIA SALUD MARIN RODRIQUEZ, HUSBAND AND WIFE
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. 32 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said lot fronts 105 feet on the south side of Cloverwood Drive and extends back 128.5 feet on the west line and 90.5 feet on the east line, to a dead line in the rear on which it measures 85.6 feet.

Being the same property conveyed to Lindsay M. Franklin and Chas J. Butler, tenants in common with full right of survivorship, by deed from Walter Maddux, as Personal Representative for the Estate of Thomas L. Maddux, of record in Instrument 20130412-0036490, said Register's Office, dated April 10, 2013. The said Lindsay M. Franklin is now known as Lindsay Butler.

This conveyance is subject to Restrictions of record in Book 3341, Page 265; Book 3415, Page 38; Book 3346, Page 636; and Book 3615, Page 38, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 38, said Register's Office.

Lindsay M. Franklin and Lindsay Butler being one and the same person.

unimproved ☐
This is improved ☒ property, known as 3247 Cloverwood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness our hands this 18th day of December, 2017.

Lindsay Butler

Chas J. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the of and State of , do hereby certify that Lindsay Butler and Chas J. Butler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of December, 2017.

Notary Public

My Commission Expires: 7.2.18

(SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

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

Teresa Taylor

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN