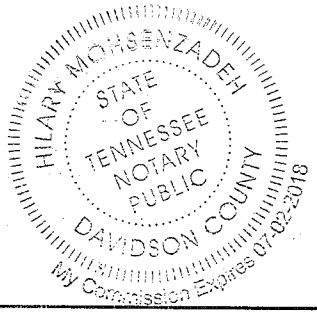
Bill Garrett Davidson County
Batch# 42708 DEEDWARR
12/29/2017 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20171229-0132342

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 07.02.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Butler	← NewOwner	16216003400
(NAME)	(NAME)	
1317 Hickory Park Court W		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Camille L Wates,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Butler,** unmarried, 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. 43-A, Hickory Park Villas, Section 3, as shown by plat of record in Plat Book 5200, Page 604, as amended in Plat Book 6250, Page 591, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Camille L. Wates, an unmarried woman, by Warranty Deed from Genevieve Markert-Tidwell fka Genevieve E. Markert, of record in Instrument No. 20160404-0031754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1317 Hickory Park Court W, Antioch, TN 37013
(House Number) (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 my/our hands this 28th day of December, 2017.

Camille L Wates

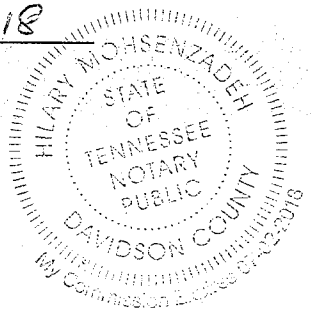
State of Tennessee
County of Williamson

Personally appeared before me Camille L Wates, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2017.

Notary Public
My Commission Expires: 07.28.18

File No.: 12750



Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY