Bill Garrett Davidson County
Batch# 45249 DEEDWARR
01/08/2018 10:44:38 AM 2 pgs
Fees: $13.00 Taxes: $636.77
20180108-0002155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,100.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy D. Butler and Ellie G. Butler, husband and wife	Billy D. Butler and Ellie G. Butler	
	(NAME)	
201 Fannin Drive	853 Hitt Lane	018-12-0-012.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dorothy Cartwright, devisee of the Estate of Vestel Lee Reece, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy D. Butler and Ellie G. Butler, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 15 ON THE PLAN OF MANSKER HEIGHTS, GOODLETTSVILLE, TENNESSEE OF RECORD IN PLAT BOOK 2900, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO W. S. REECE AND WIFE, BETTY REECE, AS TO A LIFE ESTATE AND V. L. REECE, AS A REMAINDER INTEREST BY WARRANTY DEED FROM H. A. SWIFT AND J. W. DORRIS, OF RECORD IN BOOK 3280, PAGE 635, DATED SEPTEMBER 12, 1961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. W.S. REECE A/K/A WILLIAM REECE, DIED JUNE 30, 1970 AND BETTY REECE, DIED JUNE 4, 1973. V. L. REECE A/K/A VESTEL LEE REECE, DIED TESTATE ON NOVEMBER 13, 2002, LEAVING PROPERTY TO DOROTHY LOUISE CARTWRIGHT, AS DEVISEES UNDER HIS LAST WILL AND TESTAMENT, AS PROBATED UNDER CASE NO. 03P-437, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 201 Fannin Drive, Goodlettsville, TN 37072
(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 hand(s) this 4th day of January, 2018.

WARRANTY DEED
(Continued)

The Estate of Vestel Lee Reece

BY: Dorothy Cartwright
Dorothy Cartwright, devisee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dororthy Cartwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Devisee of Estate of Vestel Lee Reece, and in her capacity as such Devisee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 4th day of January, 2018.

Notary Public

My Commission Expires: 1/29/2020

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072