Record and Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1687

Bill Garrett Davidson County
Batch# 75617 **DEEDWARR**
04/02/2018 03:50:25 PM 2 pgs
Fees: $13.00 Taxes: $1,565.10

20180402-0030671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $423,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2018

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Buttriss 829 Crestridge Drive Nashville, TN 37204	NEW OWNER	118-10-0-157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarah Gabers, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Buttriss, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 47, Pleasant Valley, as shown on plat of record in Plat Book 1424, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sarah Gabers, unmarried by Quitclaim Deed from Terence S. Clausing, unmarried and Sarah Gabers-Clausing, now known as Sarah Gabers, unmarried, dated August 31, 2017, recorded September 11, 2017, of record in Instrument No. 20170911-0092745, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Terence S. Clausing and Sarah Gabers-Clausing, husband and wife by Warranty Deed from Russell Vare and wife, Melanie Vare, dated November 4, 2015, recorded November 12, 2015, of record in Instrument No. 20151112-0114948, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **829 Crestridge Drive, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 29th day of March, 2018.

GRANTOR:

Sarah Gabers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Gabers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2018.

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020