Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 75972 DEEDWARR
04/03/2018 02:19:15 PM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20180403-0031220

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $367,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March 2018.

Notary Public
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
John Schirmer 4207 Burrus Street Nashville, TN 37216	NEW OWNER	061-11-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Kay Roberta Butler,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Schirmer and Beth Schirmer, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phillips Subdivision of Lot 42 in McMahan's Subdivision, of record in Plat Book 2083, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Northerly margin of McMahan Avenue, at the common corner of Lots 1 and 2; thence with the line between said lots Northerly 78.58 feet to a point; thence Easterly 186.79 feet to a concrete monument in the Westerly margin of Burrus Street; thence with the margin of the same, Southerly 48.2 feet to the beginning of a curve; thence along said curve, Southwesterly 39.27 feet to the Northerly margin of McMahan Avenue; thence with the margin of the same Westerly 111.04 feet to a concrete monument and continuing with the same, Westerly 35 feet to the beginning.

Being the same property conveyed to Kay Roberta Butler by Quitclaim Deed form Robert K. Butler, unmarried, dated April 19, 2017 of record as Instrument No. 20170420-0038810, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **4207 Burrus Street, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 2083, Page 41; (2) Restrictions of record in Book 2198, Page 127, amended in Book 2242, Page 373, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Easement for water mains to City of Nashville, Waterworks Department of record in Book 2203, Page 597; (4) Easement to Southern Bell Telephone and Telegraph Company of record in Book 2248, Page 637; All of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 30th day of March, 2018.

Kay Roberta Butler, by Robert K. Butler, her Attorney in fact

Kay Roberta Butler, by Robert K. Butler, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Robert K. Butler**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Kay Roberta Butler**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Kay Roberta Butler,** and appearing of record in Instrument No. 20180403-0031219, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of March, 2018.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 9/5/2021

FILE NO: 2018035755