THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180215021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $214,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 93080 DEEDWARR
05/16/2018 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $791.80
20180516-0046762

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Vance 2212 Porter Road Nashville TN 37027	Brandon Vance 1173 Madison Creek Rd. Goodlettsville, TN 37072	Tax Parcel ID No. 072-16-0-226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George E. Butler and wife Donnetta S. Butler and Stephen S. Butler, married a one-third undivided interest each as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Vance** ,unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George E. Butler; Donnetta S. Butler and Stephen S. Butler, a one-third undivided interest each as tenants in common by Warranty deed from Daniel Robert Loper of record in Instrument No. 20161109-0118432 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 09, 2016.

Stephen S. Butler, Grantor, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 102, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4096, Page 835, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2212 Porter Road Nashville TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of May, 2018.

George E. Butler

Donnetta S. Butler

Stephen S. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Butler, Donnetta S. Butler, and Stephen S. Butler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021