Bill Garrett Davidson County
Batch# 111339 DEEDWARR
07/02/2018 10:18:07 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20180702-0063714

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180416019** VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Christopher C. Price and Shelley W. Price 1418B 15th Avenue South Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-05-531.00 (Parent Par

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, **William Blaine Butler and George E. Butler, tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher C. Price and Shelley W. Price, husband and wife**, ("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 Unit 1418 B, HOMES AT 1418 15TH AVENUE SOUTH, a horizontal property regime with private elements, as established by Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20170522-0050639, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to William Blaine Butler and George E. Butler, as tenants in common with right of survivorship by Warranty Deed from Mary L. Kelsoe, Thelma Kelsoe, Claude Kelsoe and David Kelsoe, recorded on the 4th day of August, 2016 in Instrument No. 20160804-0080745, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20170522-0050639.

Charter of Homeowner's Association recorded at Instrument No. 20170522-0050638.

This is improved property located at 1418B 15th Avenue South Nashville TN 37212

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 13th day of June, 2018.

William Blaine Butler

George E. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of June, 2018.

Notary Public

My Commission Expires: _____

