THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717037

Bill Garrett Davidson County
Batch# 128580 **DEEDWARR**
08/14/2018 10:14:25 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20180814-0080126

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $348,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2018.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Butler and Carol Butler 7940 Poplar Creek Road Nashville TN 37221	NEW OWNER	Tax Parcel ID No. 156-01-0A-001.00-CO

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, **Jerome J. Reid and Nicole Reid, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George Butler and Carol Butler, husband and wife**, ("Grantees"), their 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. 1 on the Plan of Revised Amber Hills Subdivision of record in Plat Book 7900, Page 377, 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 Jerome J. Reid and Nicole Reid, husband and wife by Warranty deed from James Michael Jensen and Lena Camilla Jensen, husband and wife of record in Instrument No. 20150618-0058290 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 18, 2015.

The execution of this instrument is effected by the signature of Nicole Reid as Attorney-in-fact for Jerome J. Reid, which Power of Attorney is recorded in Instrument No. 20180814-0080125, in said Register's office.

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 7900, Page 377, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8535, Page 775, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Book 8465, Page 878, in the Register's Office for Davidson County, Tennessee.

Common Area of record in Book 8563, Page 863, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7940 Poplar Creek Road Nashville TN 37221

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, Grantors have executed this instrument on this 8th day of August, 2018.

Jerome J. Reid by Nicole Reid as attorney in fact

Jerome J. Reid by Nicole Reid as Attorney-in-fact

Nicole Reid

Nicole Reid

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Reid, 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 8th day of August, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Reid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jerome J. Reid, and that she is authorized by Jerome J. Reid to execute this instrument on his behalf.

WITNESS my hand, at office, this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022