WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. F-18-2751

Karen Y Johnson Davidson County
Batch# 139730 DEEDWARR
09/11/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20180911-0090042

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Christopher Butler & Stephanie Butler
2517 Hessey Pass
Mt. Juliet, TN 37122
SEND TAX BILLS TO:
Summit Funding Inc.
2241 Harvard St. # 200
Sacramento, CA 95815

WARRANTY DEED

(Map 110-03-0A, Parcel 012.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JAMES P. VRETTOS and wife, KYLEIGH VRETTOS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **STEPHANIE BUTLER and CHRISTOPHER BUTLER, wife and husband**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 12, Phase 1, Lakeside Meadows,. according to plat and survey of same appearing of record in Instrument No. 20080331-0031829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Daniel R. Shea, Trustee of the James Vrettos Revocable Trust dated February 10, 1995, by Warranty Deed from Frank Batson Homes, Inc., dated August 23, 2013 and filed for record August 26, 2013 in Instrument No. 20130826-0089749, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated February 14, 2017, the said Daniel R. Shea, Trustee of the James Vrettos Revocable Trust dated February 10, 1995, conveyed all his right, title and interest in the subject property to James P. Vrettos being filed for record February 21, 2017 in Instrument No. 20170221-0017356, in said Register's Office. Further, by Quitclaim Deed dated November 15, 2017, the said James P. Vrettos, conveyed all his right, title and interest in the subject property to James P. Vrettos and wife, Kyleigh Vrettos, being filed for record November 20, 2017 in Instrument No. 20171120-0119183, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20080331-0031829; Restrictive Covenants of record in Instrument No. 20080731-0078498 and Instrument No. 20110927-0074551; Homeowner's Association Open Space Deed of record in Instrument No. 20161103-0116570; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2517 Hessey Pass, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 10th day of September, 2018.

JAMES P. VRETTOS

KYLEIGH VRETTOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Vrettos and Kyleigh Vrettos, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of September, 2018.

Notary Public

My commission Expires: May 15th, 2021

File No. 20180684

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

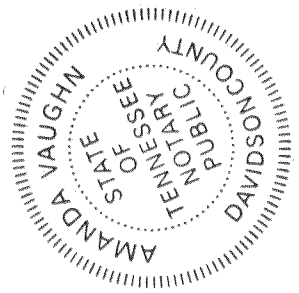
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)