This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2749

Karen Y Johnson Davidson County
Batch# 140314 DEEDWARR
09/12/2018 03:15:41 PM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20180912-0090648

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,000.00

Affiant

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

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

Notary Public
My Commission Expires: 5-3-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin L. Boyea Rhonda L. Walters 2592 Hessey Pass Mount Juliet, TN 37122	SWBC Mortgage 9311 San Pedro Ave #100 San Antonio, TX 78216	110-03-0A-084.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, Christopher Butler and Stephanie Butler, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Robin L. Boyea and Rhonda L. Walters, **both unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 84, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Christina T. Buckner and Brandon C. Buckner, wife and husband, to Stephanie Butler and husband, Christopher Butler, as recorded on the 2nd day of February, 2017 in Instrument No. 20170202-0011278, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 2592 Hessey Pass, Mount Juliet, TN 37122.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 10th day of September, 2018.

GRANTOR:

Christopher Butler

Stephanie Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Butler and Stephanie Butler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2018.

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY