WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170842 DEEDWARR
12/05/2018 03:05:58 PM 2 pgs
Fees: $13.00 Taxes: $1,452.25

20181205-0118737

B-RH-18-1832B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Houston Haley and Thomas Grant Haley	**Everett Financial dba Supreme Lending**	
(NAME) **1832 B 9th Ave N.**	(NAME) **14801 Quorum Drive, Suite 300**	**081-08-3G-002.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Dallas, TX 75254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA BUTTERFIELD AND RANDALL HALEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN HOUSTON HALEY, AN UNMARRIED MAN AND THOMAS GRANT HALEY, AN UNMARRIED MAN AS** Tenants in Common with the right of survivorship hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, being Unit 1832B of the Homes at 1832 9th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee" Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1832 9th Avenue North and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 1832 9th Avenue North, of record in Instrument 20170619-0061085, said Register's Office.

Being a portion of the same property conveyed to Ansona R. Donelson and wife, Bernice Y. Donelson by Warranty deed from Peter S. R. Harmer, Jr. and wife, Mary Alice Bishop Harmer, with Mary Alice Bishop Harmer signing only as the wife of Peter S. R. Harmer, Jr. to transfer any and all marital rights she may have in the property of record in Instrument No. 20010108-0002421 Register's Office for Davidson County, Tennessee, dated January 05, 2001 and recorded on January 08, 2001.

Being a portion of the same property conveyed to Ansona R. Donelson, unmarried by Quit Claim deed from Bernice Y. Donelson, unmarried of record in Instrument No. 20170214-0015227 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 14, 2017.

Being a portion of the same property conveyed to Ammar, LLC, a Tennessee limited liability company by Warranty deed from Ansona R. Donelson, unmarried of record in Instrument No. 20170214-0015228 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 14, 2017.

Being the same property conveyed to Martha Butterfield and husband, Randall Haley by Quitclaim deed from Ammar, LLC, a Tennessee limited liability company of record in Instrument No. 20181101-0108551 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 1, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, 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 Instrument Number 20170619-0061085, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6763, Page 752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120113-0004125 in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1832 B 9th Ave N., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

Martha Butterfield

Randall Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA BUTTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL HALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212