Warranty Deed

Karen Johnson Davidson County Batch# 244638 DEEDWARR 06/18/2019 08:36:30 AM 3 pgs Fees: $18.00 Taxes: $2,656.60 20190618-0058353	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $718,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2019. Notary Public My commission expires: 04/17/2023

KATHRYN A CALDWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles J. Butler	Legacy Home Loans	10304048400
4509 Utah Avenue	4004 Hillsboro Pike	
Nashville, TN 37209	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BENJAMIN M. NYE AND KELLY HYLAND NKA KELLY NYE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES J. BUTLER, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-Subdivision of Lots 1, 2 & 3 On the Plan of Re-Subdivision of the North Half of Block 12, Sylvan Park Plan, of record in Instrument No. 20141223-0117195, 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 Benjamin M. Nye, a single person; Kelly Hyland, a single person, as an individual by Warranty deed from Laodice, LLC of record in Instrument No. 20160509-0045860 Register's Office for Davidson County, Tennessee, dated May 5, 2016 and recorded on May 9, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4509 Utah Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2019.

Benjamin M. Nye

Kelly Hyland NKA Kelly Nye by Benjamin M. Nye, Attorney in Fact
Kelly Hyland NKA Kelly Nye by
Benjamin M. Nye, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of June, 2019.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2018, before me personally appeared Benjamin M. Nye, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Hyland NKA Kelly Nye as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kelly Hyland NKA Kelly Nye.

Witness my hand and seal this 12th day of June, 2019.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22

True Copy Certification

I, Lynn Vaught, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY