THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721743** Karen Johnson Davidson County Batch# 276634 DEEDWARR 08/27/2019 08:25:19 AM 2 pgs Fees: $13.00 Taxes: $2,460.50 20190827-0085947	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $665,000.00 Brian Marynowitz Affiant Subscribed and sworn to before me, this 19th Day of August 2019. Stacy Denson Palmer Notary Public My Commission Expires: 4/18/23 STACY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Marynowitz 1427 14th Avenue South Nashville TN 37212	~~New Owner~~ Gardner Financial Services 3503 Paesanos Pkwy San Antonio TX 78231	Tax Parcel ID No. 105-05-3G-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, **George Butler and The William B. Butler Revocable Living Trust dated March 17, 2010,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Marynowitz**, an unmarried man ("Grantees"), its 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 Unit A, on the Plan of Townhomes at 1427 14th Avenue South, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1427 14th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180618-0058290, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to George Butler and William Butler by Warranty deed from Clair T. Manning, Unmarried of record in Instrument No. 20170707-0068289 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 07, 2017.

The said William B. Butler now being deceased on January 11, 2019 in Davidson County, Tennessee. The Last Will and Testament of William B. Butler being probated in Probate Case File Number 19P451 in the Seventh Circuit Court of Davidson County, Tennessee. The William B. Butler Revocable Living Trust dated March 17, 2010 being named the beneficiary of the Last Will & Testament of William B. Butler.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page 123, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4220, Page 723, Book 5527, Page 631 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180618-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-KW-191427

0058290, 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 NonProfit Corporation of record in Instrument Number 20180618-0058289, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of Way of record in Instrument Number 20180620-0059429, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1427 14th Avenue South Nashville TN 37212

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, Grantor has executed this instrument on this 15th day of August 2019.

The William B. Butler Revocable Living Trust dated March 17, 2010

By: Pendleton Square Trust Company, LLC Trustee

By: Elizabeth B. Hickman
Elizabeth Hickman, Trust Officer

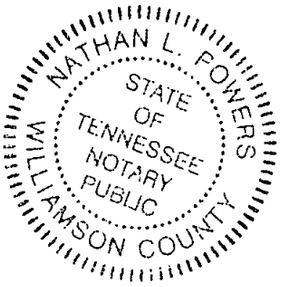
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Hickman, with whom I am personally acquainted, and who acknowledged that she as authorized Trust Officer for Pendleton Square Trust Company, LLC, executed the within instrument for the purposes therein contained and who further acknowledged that Pendleton Square Trust Company, LLC is the Trustee of The William B. Butler Revocable Living Trust dated March 17, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of August, 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21



George Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Butler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th Day of August 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

