WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-MP-19-632

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)
MP Home Solutions Pro Inc	**New Owner**	
(NAME)	(NAME)	**026-14-0-018.00**
6339 Charlotte Pike, Ste. 575		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOYCE SMITH BUTTERWORTH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MP HOME SOLUTIONS PRO, INC., A TENNESSEE CORPORATION,** 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:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, and the Northerly part of Lot No. 24 of Terra View Subdivision, as of record in Book 1424, Page 4, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Easterly margin of Wade Circle; thence North 10 Degrees 55 minutes 33 seconds East 32.3 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 83 degrees 30 minutes radius of 20.00 feet, a distance of 29.1 feet to a point; thence South 85 degrees 34 minutes 27 seconds East 182.3 feet to a point; thence, South 11 degrees 55 minutes 33 seconds West 50.6 feet to a point; thence North 85 degrees 34 minutes 27 seconds West 200.00 feet to the point of beginning, containing 0.23 acre, more or less.

Being the same property conveyed to Joyce Smith Butterworth by Quitclaim deed from J. Donald Smith of record in Book 7773, page 368, Register's Office for Davidson County, Tennessee, dated January 17, 1989 and recorded on February 16, 1989.

****Said property is not the principal residence of the Grantor.**

This conveyance is subject to:
- 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 1424, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **632 Wade Circle, Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch# 289953 **DEEDWARR**
09/23/2019 03:44:53 PM 2 pgs
Fees: $13.00 Taxes: $122.10

20190923-0096602

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2019.

Joyce Smith Butterworth

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE SMITH BUTTERWORTH, 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 18 of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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