WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Ryans	New Owner	60-03-O-190.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 290765 DEEDWARR 09/25/2019 09:12:10 AM 2 pgs Fees: $13.00 Taxes: $518.00
8233 Wikle Road E.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190925-0097284

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Martha L. Butler, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nancy Ryans,** hereinafter called the GRANTEES, 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. 25-B on the plan of Zero Lot Division of Lots 22-25 included on the Plat of Section 1, Creekwood and of record in Book 6200, page 174, said Register's Office to which plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Martha L. Butler by Correction Warranty Deed dated March 18, 1999 from Richard L. Brown, married, of record in Book 11467, page 772, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters of record on the plan of record in Plat Book 6200, page 174, Register's Office fro Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 3114B Brickdale Lane, Nashville, TN 37207-2402
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 17th day of September, 2019.

Martha L. Butler

State of Tennessee
County of Davidson

Personally appeared before me Martha L. Butler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2019.

Notary Public
My Commission Expires: 11.8.21

File No.: 201909017

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY