THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191023025**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $659,900.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2019. Notary Public My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 299497 DEEDWARR
10/11/2019 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20191011-0104232

WARRANTY DEED

Address New Owner: Lucas Salmen and Olivia Salmen 1429 14th Avenue South Nashville TN 37212	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 105-05-3G-002.00-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, married and Pendleton Square Trust Company, LLC, Trustee of The William B. Butler Irrevocable Living Trust dated March 17, 2010** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lucas Salmen and Olivia Salmen, husband and wife**, ("Grantees"), their 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 1427 14th Avenue South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180618-0058290 and being shown on Plat attached thereto as Exhibit "B", 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 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.

George Butler warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2020, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180618-0058290, 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

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.

Charter 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.

This is improved property located at 1429 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, Grantors have executed this instrument on this 10th day of October, 2019.

George Butler

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

BY: Pendleton Square Trust Company, LLC, Trustee

BY: PTC for Elizabeth B. Hickman, Trust Officer
Elizabeth Hickman, Trust Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 10th day of October, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 Irrevocable 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 10th day of October, 2019.

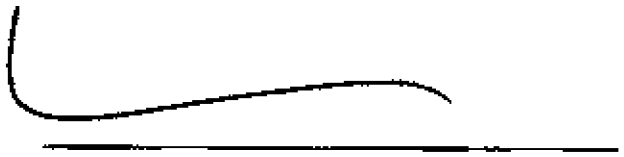
Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

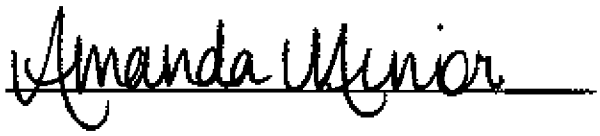
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

