Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2019.

Notary Public
My Commission Expires: 10/11/2020

Karen Johnson Davidson County
Batch# 321249 DEEDWARR
11/27/2019 09:32:21 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20191127-0122734

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2019-348

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mary Eloise Butler	Movement Mortgage	
44 Fawn Creek Pass	8024 Golden Hall Rd	122-01-0A-247.00-C
Nashville, TN, 37214	Indian Land, SC. 29707	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Adam Stracener, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mary Eloise Butler,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Unit No. 22 on the Plan of Woodland Point, Phase III of record in Instrument No. 20001011-0101044 Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen M. Stracener, an unmarried man by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20021202-0147947 Register's Office for Davidson County, Tennessee, dated November 22, 2002 and recorded on December 02, 2002. Stephen M. Stracener having died intestate January 3, 2018 with his estate having been probated in the Seventh Circuit Court of Davidson County Case No. 18P-226, with Adam Stracener being the sole heir-at-law.

This property is neither the principal residence of the Grantor, his spouse, nor any of his dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **44 Fawn Creek Pass, Nashville, TN 37214.**

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 our hands this 26th day of November, 2019.

Adam Stracener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 26th day of November, 2019.

KIMBERLY SPARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/20/2023