WARRANTY DEED

Karen Johnson Davidson County
Batch# 456536 **DEEDWARR**
08/13/2020 11:59:37 AM 2 pgs
Fees: $13.00 Taxes: $1,044.88

20200813-0090805

BUTLER-H20328

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,400.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF August, 2020.

Notary Public

(Affix Seal)

My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

ARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bruce A. Butler and Thais M. Buchert, husband and wife	NEW OWNERS	026.06-0-080.00
120 Buckingham Court		
Goodlettsville, TN 37072		

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, I/we, JACK BEERY AND JONI BEERY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRUCE A. BUTLER AND THAIS M. BUCHERT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 252, on the plan of WINDSOR GREEN, PHASE II, SECTION II, as shown on plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jack Beery and Joni Beery, husband and wife by deed from Samuel P. Frey and wife, Nanci L. Frey, husband and wife of record in Book 201604180036945, recorded on 04/18/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 120 Buckingham Court, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 10 day of August, 2020 :

Jack Beery

Joni Beery

STATE OF ~~FLORIDA~~ TN

COUNTY OF Sumner

Personally appeared before me, Rebecca M Hamrick, a Notary Public in and for said County and State, the within named JACK BEERY AND JONI BEERY, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 10 day of August, 2020.

Notary Public

My Commission Expires: _____