WARRANTY DEED

Karen Johnson Davidson County
Batch# 487831 DEEDWARR
10/01/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20201001-0113777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE ROUSE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Makinzi Layne Butram and Morgan James Greener	FirstBank	Map: 08411003600
(NAME) 2234 Aubrey Court	(NAME) 722 Columbia Ave.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($283,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE R. SMALLWOOD AND COLLEEN D. SMALLWOOD AS TRUSTEES OF THE TLS IRREVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAKINZI LAYNE BUTRAM, UNMARRIED AND MORGAN JAMES GREENER, UNMARRIED,*

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:

* as tenants in common with right of survivorship

Being Lot No. 104, on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George R. Smallwood and Colleen D. Smallwood, Trustees of The TLS Irrevocable Trust, by Quitclaim Deed from George R. Smallwood and Colleen D. Smallwood, a married couple, of record in Instrument No. 20140825-0077490, dated August 13, 2014, Register's Office for said County. And being the same property conveyed to George R. Smallwood and wife, Colleen D. Smallwood by deed from Patrick B. Shaffer, unmarried, of record in Instrument No. 20140304-0018088, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20180518-0047709, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2234 Aubrey Court, Nashville, TN 37214
(House No.) (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 our hands this 25th day of September, 2020.

The TLS Irrevocable Trust

BY: _____
George R. Smallwood
Trustee

BY: _____
Colleen D. Smallwood
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George R. Smallwood and Colleen D. Smallwood, Trustees of The TLS Irrevocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustees of The TLS Irrevocable Trust, and that he/she as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2020.

My commission expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024