Name and Address of New Owner:
Cole Buttrey and Cheyenne Buttrey
3207 Roleeson Lane
Nashville, TN 37207

Send Tax Bills To:
Gardner Financial Services, LTD,
Dba Legacy Mutual Mortgage
3503 Paesanos Parkway
San Antonio, TX 78231

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 502318 DEEDWARR
10/28/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201028-0124761

Map & Parcel No: 050-15-0-086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Adams, Trustee of The 3207 Roleeson Lane Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cole Alexander Buttrey and Cheyenne Jane Buttrey, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 568 on the Plan of Section Three, Parkwood Estates, of record in Plat Book 3300, Page 31, 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 Starlene R. Jenkins by Quitclaim deed from Trenessee T. Jenkins, of record in Instrument No. 20160121-0006283, Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 21, 2016.

Being the same property conveyed to Brandon Adams, Trustee of the 3207 Roleeson Lane Trust, of record in Instrument No. 20200505-0046676, Register's Office for Davidson County, Tennessee, signed April 30, 2020 and recorded May 5, 2020.

Being also known as 3207 Roleeson Lane, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTICES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2020.

The 3207 Roleeson Lane Trust

By: _____
Brandon Adams, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lambert of the state and county mentioned, personally appeared Brandon Adams, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The 3207 Roleeson Lane Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 22nd day of October, 2020.

_____
Notary's Signature
My commission expires: 03/23/21

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of October, 2020.

_____
Notary Public
My commission expires: 03-23-21

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. 2020-1121

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON