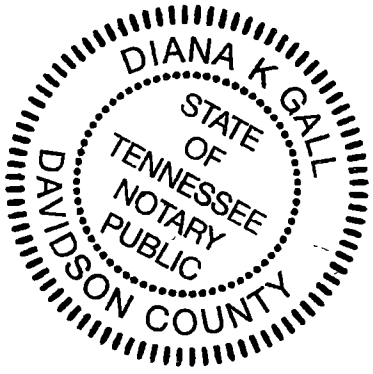
Karen Johnson Davidson County
Batch# 1035739 DEEDWARR
08/08/2023 10 24 34 AM 2 pgs
Fees $13 00 Taxes $1,184 00
20230808-0061331

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 8-6-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6482-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NO(S) |
|---|---|---|
| Madison Gant O'Brien and Joseph Gaylen Gibson Regan | CMG Mortgage, Inc dba CMG Home Loans | 043-12-0-021 00 |
| (NAME) | (NAME) | |
| 137 Rio Vista Drive | 3160 Crow Canyon Road, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Madison TN 37115 | San Ramon CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty Thousand And No/100 Dollars ($320,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BUFFY M. BUTLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MADISON GANT O'BRIEN, 50% INTEREST, AND JOSEPH GAYLEN GIBSON REGAN, 50% INTEREST**, 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

**Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Subdivision of Part of Tracts No 6,7 & 8, Anderson Estates of record in Plat Book 1835, Page 121, 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 Buffy M. Butler, unmarried by Warranty deed from I. Hung Chen, married of record in Instrument No. 20100527-0040999 Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 27, 2010.**

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Rio Vista Drive, Madison, TN 37115
(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 2 day of August, 2023

Buffy M Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Buffy M. Butler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 2nd day of August, 2023

My Commission Expires Jan 8 2024

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON