Instr:200001200006981 Page: 1 OF 2
REC'D FOR REC 01/20/2000 2:46:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.43

State of Tennessee
County of
The actual consideration or value whichever is greater is $83,900.00.

Subsribed and sworn before me this the 14th day of January, 2000.

Affiant

Notary Public

NOTARY PUBLIC AT LARGE (Affix Seal) DAVIDSON COUNTY TN

My Commission Expires July 26, 2003

# WARRANTY DEED

This instrument prepared by:

**SOUTHEAST TITLE of Tennessee, Inc.** 9922456

**7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027**

Address of new owner:
Matthew Burgess
400 Standing Stone Drive
Nashville, TN 37207

Send tax bills to:
SUNTRUST BANK
P.O. BOX 305110/7TH FLOO
NASHVILLE, TN 37230-5110

Map 50-6 Parcel 65

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,

**UNIVERSAL BUILDERS, LLC**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Matthew Burgess and Carla Burgess**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 76 on the Plan of Section Twelve Village By The Creek, of record in Plat Book 6900 at page 314, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Universal Builders, LLC by Deed of record in Book 11515, page 519, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 400 Standing Stone Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 14th day of January, 2000.

UNIVERSAL BUILDERS, LLC

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert E. Earheart, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand and official seal on January 14, 2000.**

**My Commission Expires:**

2-3-02

**Notary Public**

BRENT A. CAMPBELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.