WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THE UNDERSIGNED, THIS THE 22nd day of June, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003 (AFFIX SEAL)

Instr:200006260063247 Page: 1 OF 2
REC'D FOR REC 06/26/2000 1:02:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2275.50

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Terry Burkhalter	Franklin American Mortgage Company	117-9-D-1CO
(NAME)	(NAME)	
2413 Valley Brook Road	501 Corporate Centre Drive	07DA92703
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVE CARLETON MASSEY AND WIFE, MELISSA EASTRIDGE MASSEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL TERRY BURKHALTER AND WIFE, PEGGY CANON BURKHALTER**, 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:

BEING Unit A and Private Element Parcel 1, Tax Parcel 1, of City Farm Townhouses, a planned unit development created under Title 66, Chapter 27, Section 101 et seq., Tennessee Code Annotated, and as established by instrument of record in Book 7354, Page 711, as amended in Book 8010, Page 699, and as further amended by Declaration of Covenants, Conditions and Restrictions, of record in Book 8362, Page 322, as amended in Book 8496, Page 87., Register's Office for Davidson County, Tennessee. Reference is hereby made to Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, as amended, for a more complete identification and description of said Parcel, which is further shown as Unit A and Private Element Parcel 1.

Being the same property conveyed to Steve Carleton Massey and wife, Melissa Eastridge Massey by Quitclaim deed from Steve Carleton Massey of record in Book 9426, Page 272 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **2413 Valley Brook Road, Nashville, TN 37215**
(House Number) (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 my/our hand(s) this 22nd day of June, 2000.

Steve Carleton Massey

Melissa Eastridge Massey

STATE OF TENNESSEE

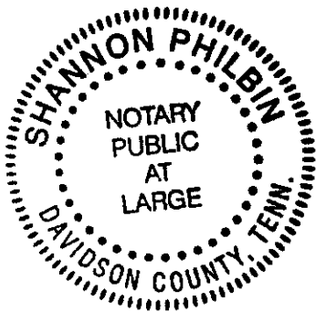
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Carleton Massey, and wife Melissa Eastridge Massey, the bargainors, 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 Nashville, Tennessee this 22nd day of June, 2000.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003