STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Jetta S. Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2001.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES:. 5-28-03

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jetta Suzanne Benson	Bank of America, N.A.	161-11E-14CO
(NAME) 5234 Village Way	(NAME) P.O. Box 9000	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Getzville, NY 14068-9000	
(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,

DIANE GIARDINA BURNEY AND HUSBAND, JAMES DAVID BURNEY,

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

JETTA SUZANNE BENSON, 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:

BEING Lot No. 13 on the Plan of Villages of Brentwood, Phase VIII, Section Two, as of record in Plat Book 7900, Page 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diane Giardina, unmarried by deed from Fox Ridge Homes, Inc. of record in Book 8644, Page 158, Register's Office for Davidson County, TN.

JAMES DAVID BURNEY JOINS IN THIS INSTRUMENT TO CONVEY ANY INTEREST HE MAY HAVE IN THE PROPERTY BY VIRTUE OF HIS MARRIAGE TO DIANE GIARDINA BURNEY

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 5234 Village Way, Nashville, TN 37211
(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 30th day of May, 2001.

Diane Giardina Burney

James David Burney
By: Diane Giardina Burney

Davidson County DEEDWARR
Recvd: 06/04/01 12:27 2pgs
Fees:11.00 Taxes:418.10

20010604-0057662

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Giardina Burney , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of May, 2001

Commission expires: 3-30-03

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diane Giardina Burney, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of James David Burney, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said James David Burney. WITNESS my hand and Notarial Seal this 5/30/2001.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires 3-30-03