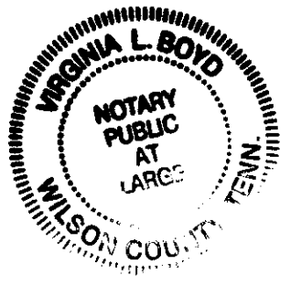
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/15/03 11:06 2pgs
Fees:13.00 Taxes:493.95
20030815-0117983

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Burklin	National Bank of Commerce	Map 74-08
(NAME) 7052 Bonnavent Drive	(NAME) 115 29th Avenue South	Parcel 199.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37212	Map 74.04 Parcel 26.00
(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,

Laura Hart and Husband, Johnny V Hart Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Burklin an unmarried man, 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. 1044 on the Plan of HERMITAGE HILLS, Section 10, as of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

And

Being a Reserved parcel of land bounded on the east By Lot No. 961 as shown on the Plan of Hermitage Hills, Section 8 of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee; bounded on the South by Lot No 781 as shown on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600, page 50, Register's Office of Davidson County, Tennessee; bounded on the West by Lot No 1044 as shown on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee; and bounded on the North by Lot No. 128, as shown on the Plan of Hermitage Hills, Section 12 of record in Plat Book 4675, page 125, Register's Office of Davidson County, Tennessee..

Being the same property conveyed to Laura Hart by deed from John V Hart, Jr of record in Deed Book 8194, page 618, Register's Office for said County.

And Being the same property conveyed to Johnny V Hart by deed from Clifford Scott King, unmarried of record in Deed Book 8240, page 321, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 7052 Bonnavent Drive, Hermitage, TN 37076

(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 13th day of August, 2003.

Laura Hart
Laura Hart

Johnny V. Hart, Jr.
Johnny V Hart Jr

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Laura Hart and Husband, Johnny V Hart Jr the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/13/2003

My Commission Expires: 11-16-05

Virginia L. Boyd
Notary Public

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number23070703
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122