WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,~~000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF ~~APRIL,~~ 2004.

Notary Public

MY COMMISSION EXPIRES: 1-2306

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/30/04 12:10 2pgs
Fees:13.00 Taxes:647.50

20040430-0049374

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Turner	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	Map 98
(NAME) 101 West Catalina Court	(NAME) 2525 West End Avenue	Group 09-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37203	Parcel 8
(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, **Jerry D. Burden and Wife, V. Carol Burden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul A. Turner and Wife, Sondra J. Turner**, 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. 107 on the Plan of Lake Shore, Phase One as of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry D. Burden and Wife, V. Carol Burden by Warranty Deed dated October 15, 1992 from Frank Batson Homes, Inc. of record in Book 8760, Page 425, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7572, Page 669, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7892, Page 464 and Book 8709, Page 424, Register's Office for said County.

Quitclaim Deeds to Homeowner's Association as shown of record in Book 9984, Page 652, Book 9984, Page 654, Book 9984, Page 656 and Book 10447, Page 932, Register's Office for said County.

Subject to Homeowner's Association Dues.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 101 West Catalina Court, 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 27th day of April, 2004.

Jerry D. Burden

V. Carol Burden

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 Jerry D. Burden and Wife, V. Carol Burden the bargainor(s), 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 4/27/2004

My Commission Expires: 1-23-06

Notary Public

File Number2403595
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

TRACEY THURMAN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.