WARRANTY DEED BOX 10-A

RETURN TO:
PREMIER ESCROW LLC
4301 HILLSBORO PIKE STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 05/28/04 15:11 2pgs
Fees:13.00 Taxes:573.50
20040528-0063260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Sloan H. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARRISMAN NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sloan H. Burton and Virginia L. Burton	Wells Fargo Bank, NA	
(NAME)	(NAME)	
5205 Overton Road	P.O. Box 5708	146-15-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Springfield, OH 45501	
(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, PEARL L. LEGATE (A/K/A PEARL GAY LEGATE), A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SLOAN H. BURTON AND WIFE, VIRGINA L. BURTON, 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Haileywood Estates, Section III, as of record in Book 2330, page 58, Register's Office for said County.

Being the same property conveyed to Russell B. Legate and wife, Pearl L. Legate, by deed of record in Book 4348, page 173, Register's Office for Davidson County, Tennessee. The interest of Russell B. Legate passed to his wife, Pearl L. Legate upon his death by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) restrictive covenants of record in Book 3983, page 716 and Book 4115, page 512, said Register's Office; and (c) easement of record in Book 5609, page 19; and (d) all matters on the plan of record in Book 2330, page 58, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5205 Overton Road, Nashville, TN 37209
(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 hand this 25th day of May, 2004.

Pearl Gay Legate

Pearl Gay Legate by Joe Wade Legate POA

BY: Joe Wade Legate, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Wade Legate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Pearl L. Legate, also known as Pearl Gay Legate, a single person, the bargainor, and who acknowledged that he executed the same as the free act and deed of Pearl L. Legate, a single person.

Witness my hand and Official seal on 25th day of May, 2004.

Comm. Expires:_____

_____
Notary Public

JOHN GREGORY HALL-BRAY NOTARY Exp 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY

SHB VLB