454

WARRANTY DEED

JONATHAN D. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMM. EXP. 11/19/07

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00.

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/07/04 11:18 2pgs
Fees:13.00 Taxes:469.53
20040607-0066818

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula D. Ward	Guaranty Trust Company	Map 150
(NAME) 3293 Luann Drive	(NAME) P.O. Box 1218	Group 10-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37133-1218	Parcel 137
(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, James Kenneth Burton and Wife, E. Victoria Burton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paula D. Ward, unmarrried , 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. 42 on the Plan of ROUNDWOOD FOREST, Section TWO, as of record in Plat Book 6250, Pages 548 and 549, 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 James Kenneth Burton and wife, Victoria Burton by deed from JOHN COOK AND WIFE, VIRGINIA S. COOK AND A. J. JOHNSON AND WIFE, GAIL H. JOHNSON of record in Deed Book 7250, page 660 AND RE-RECORDED IN BOOK 9215, PAGE 340 AND FILED FOR RECORD ON JUNE 17, 1987, Register's Office for said County.

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

DEED OF CONVEYANCE TO METRO as shown of record in Deed Book 7748, Page 420, 424, 473 AND 483, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6458, Page 97, Register's Office of said County.

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 3293 Luann Drive, Antioch, TN 37013

(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 3rd day of June, 2004.

James Kenneth Burton

E. Victoria Burton

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 James Kenneth Burton and Wife, E. Victoria Burton 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 6/3/2004

My Commission Expires: 1-23-06

Notary Public

File Number2405233
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122