WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/04 16:08 2pgs
Fees:13.00 Taxes:459.26

20040908-0108857

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ W Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-1-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rowan C. Millar	FlagStar Bank	83-1-79
(NAME)	(NAME)	
1038 W Greenwood Avenue	POBox 7026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Troy, MI 48007	
(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, Philip Todd Burkett and wife, Virginie P. Burkett and Judy J. Burkett, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rowan C. Millar, unmarried and Megan R. Holsten, 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:

*tenants in common

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jones and Bradford Subdivision, of record in Plat Book 161, Page 142, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Philip Todd Burkett and Judy J. Burkett, by Quitclaim Deed dated December 9, 1994, from Dora Deon Burkett, of record in Book 9733, Page 721, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Philip Todd Burkett and wife, Dora Dean Burkett and Judy J. Burkett, by Warranty Deed dated October 4, 1990, from Mary Jo Elam Mangrum, a widow, of record in Book 8215, Page 676, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1038 West Greenwood Ave., Nashville, TN 37206

(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 our hands this 31st day of August, 2004.

Judy J. Burkett

Philip Todd Burkett

Virginie P. Burkett

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 Phillip Todd Burkett, Virginie P. Burkett, and Judy J. Burkett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

