WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 13:59 2pgs
Fees:13.00 Taxes:304.51

20041119-0139238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,300.00

Shelly Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2004.

Sharon R Luney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075
Shelly Hood

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Hare	Realty Mortgage Corporation	Map 96, Group 14-0 Parcel 98
(NAME) 2907 Twin Lawn Drive	(NAME) 7000 Executive Ctr Dr., Ste 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(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, **Deanna M. Gee Burks** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Hare, 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:

Being Lot No. 754 on the Plan of Cloverhill, Section IX, as of record in Plat Book 2331, Page 44, 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 Deanna M. Gee by Warranty Deed dated April 26, 1996 from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 10043, Page 754, Register's Office for Davidson County, Tennessee. The said Deanna M. Gee having since married and being one and the same as Deanna M. Gee Burks.

Dane Burks, husband of the above named Deanna M. Gee Burks, joins in this conveyance for the purpose of conveying any and all rights and interest he may in and to the above described property.

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 2907 Twin Lawn Drive, Nashville, TN 37214

(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 12th day of November, 2004.

Deanna M. Gee Burks

Dane Burks

Dane Burks
2907 Twin Lawn Drive
Nashville, TN 37214

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 Deanna Burks and husband, Dane Burks 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 ~~11/12/2004.~~ 12th day of November, 2004.

My Commission Expires: 4/12/08

NOTARY PUBLIC AT LARGE SUMNER COUNTY

Notary Public

My Commission Expires

File Number2410353

RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075