WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Pam S Houser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Burton	James Burton	158-11-59
(NAME)	(NAME)	
110 Balleroy Drive	6113 Paddock Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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,

Christopher Smith, and wife Amanda Smith,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James N. Burton, and wife Lauren 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. 5 on the Plan of Balleroy Subdivision of record in Instrument Number 20000620-0061336 (due to a scriver's error the plat was incorrectly referenced in the prior deed as Instrument Number 20000620-061336), as amended by Surveyor's Certificate of Correction of record in Instrument Number 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher Smith and wife, Amanda Smith by deed from Balleroy, LLC, a Tennessee limited liability company, dated February 9, 2004 of record in Instrument Number 20040218-0018501 and re-recorded in Instrument Number 20040311-0028275, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 110 Balleroy Drive, Brentwood, TN 37027
(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 18th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/22/05 14:53 2 pgs
Fees:13.00 Taxes:703.00
20050322-0031297

Christopher Smith

Amanda Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 18th day of March, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Smith and Amanda Smith known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Pleasant View, Tennessee this 18th day of March, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

