03

Realty Title
78-A

File No. 250200820

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 15:37 2 pg
Fees:13.00 Taxes:369.63

20050329-0034033

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Burkeen	New Owner	133-03-009
(NAME)	(NAME)	
3223 Southlake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sheri Prosser ,married and, Viola Prosser ,married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Burkeen , HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 7 on the Plan of Southlake, Section One, as of record in Plat Book 2083, Page 58, 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 Sheri Prosser ,married and, Viola Prosser ,married by Substitute Trustees deed from Mary K. Alissandratos, as Substitute Trustees of record in Instrument Number 20050105-0001688, Register's Office for said County.

Marcus Prosser (Husband of Sheri Prosser) and Donald Prosser (husband of Viola Prosser) joins in this conveyance to convey any and all rights they may have in this property.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3223 Southlake Drive, Nashville, TN 37211
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 23rd day of March, 2005.

Witness my/our hand(s) this 23rd day of March, 2005.

Donald Prosser, By Marcus Prosser, Attorney in fact

Marcus Prosser

Sheri Prosser

Viola Prosser, By Marcus Prosser, Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheri Prosser and Marcus Prosser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 3/23/2005.

My Commission Expires: 2-23-2009

Notary Public

JENNY GERMANO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marcus Prosser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Viola Prosser and husband Donald Prosser, as their Attorney In Fact, under Power of Attorney bearing Inst. No. 200503 29-0034032, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Viola Prosser and husband Donald Prosser, under said Power of Attorney.

Witness my hand at office this 23rd day of March, 2005.

Commission expires: 2-23-2009

Notary Public

JENNY GERMANO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 250200820

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122