WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/05 15:02 2 pgs
Fees:13.00 Taxes:1295.00
20050517-0055661

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Barbara S Doty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA S. DOTY	SAME	~~XXX-XX-XXX~~
(NAME)	(NAME)	~~XXX-XX-XXX~~
3493-3495 GENERAL HOOD TRAIL		
(ADDRESS)	(ADDRESS)	118-10-204
NASHVILLE, TN 37204	,	
(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, DANIEL BURTON AND WIFE, SUSAN BURTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA S. DOTY, a single person, 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. 52 ON THE PLAN OF 2 LOT FINAL PLAT TO RESUBDIVIDE LOT 52 OF MARANGO PARK OF RECORD IN INSTRUMENT NO. 20040128-0010580 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE AND ACCURATE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO DANIEL C. BURTON AND WIFE, SUSAN R. BURTON BY DEED FROM CHARLOTTE SOFGE NUGEN, CHARLES M. SOFGE, FRANCES J. NGAN, NICHOLE K. HUGAN, CHARLES N. SOFGE, JR., ROBERT A. SOFGE, ERIK L. SOFGE AND KARL N. SOFGE OF RECORD IN INSTRUMENT NO. 20030331-0042175 AND RE-RECORDED IN INSTRUMENT NO. 20030417-0051403, INSTRUMENT NO. 20040319-0031348 AND RE-RECORDED IN 20041014-0124076 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 3493-3495 GENERAL HOOD TRAIL, NASHVILLE, TN 37204

(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 12th day of May, 2005.

DANIEL C BURTON

Susan R. Burton by [signature]
SUSAN R BURTON Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DANIEL C. BURTON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

My Commission Expires: July 19, 2008

Justin Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DANIEL C. BURTON with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Power of Attorney of his wife Susan R. Burton and who executed the fore going instrument as Power of Attorney for the purpose there in contained, and that he executed the same as Power of Attorney's free act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

My Commission Expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008