WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

ANDREW GRISHAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/03/05 08:30 2 pgs
Fees:13.00 Taxes:666.00

20050603-0063031

THIS INSTRUMENT WAS PREPARED BY:
U.S. Title Partners, Inc., 7101 Executive Center Drive, Suite 122, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew P. Burchett and Holly Burchett	Pinnacle National Bank	147-5-79
(NAME)	(NAME)	
306 Wauford Drive	211 Commerce Street, Suite # 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, Jonathan D. Duvall and wife, Jennifer A. Duvall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew P. Burchett and wife, Holly Burchett, 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, and being Lot No. 127 on the Plan of Caldwell Hall, Section 1, Revised as of record in Book 2900, page 58, as amended by Certificate of Correction of record in Book 3280, page 503, both in the Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan D. Duvall and wife Jennifer A. Duvall from Donald Cordray Hosse and wife, Amy F. Hosse A/K/A Amy Lyn Fox dated May 26, 1999, recorded on June 17, 1999 in Book 11533, Page 170, Register's Office of said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 306 Wauford 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 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 16th day of May, 2005.

Jonathan D. Duvall

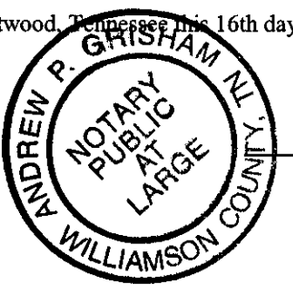
Jennifer A. Duvall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan D. Duvall and wife Jennifer A. Duvall, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2005.



Commission expires:

5-14-08

Notary Public