WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

Davidson County DEEDWARR
Recvd: 08/04/05 10:47 2 pgs
Fees:13.00 Taxes:1006.40
20050804-0091685

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer R. Smith	SIRVA MTG	Map 160-3
(NAME) 5324 Anchorage Drive	(NAME) 6070 Parkland Blvd	Parcel 88.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Mayfield Heights OH 44124	
(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, I, **MARY S. BURKE (A/K/A MARY HELEN BURKE), AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER R. SMITH AND LEA M. MATTHEWS,** 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. 225 on the Plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, 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 Thomas H. Burke, Jr. and wife, Mary S. Burke, dated June 29, 1971, of record in Book 4516, page 293, re-recorded in Book 4551, page 288, in the Register's Office for Davidson County, Tennessee. Thomas H. Burke, Jr. has since died vesting title solely in Mary S. Burke as the surviving tenant by the entirety. Mary S. Burke and Mary Helen Burke are one and the same person.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2854, page 82, said Register's Office; (c) restrictive covenants of record in Book 3000, page 334, Book 3983, page 716 and Book 4115, page 512, said Register's Office; and (e) easements of record in Book 6229, page 540 and Book 6407, page 213, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5324 Anchorage Drive, Nashville, TN 37220

(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 hand this 22nd day of July, 2005.

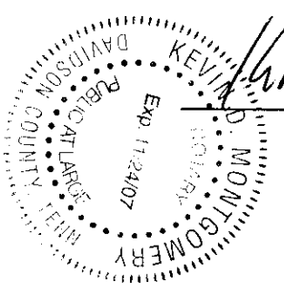
Mary S. Burke
By: Jeffrey W. Burke, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2005, before me personally appeared Jeffrey W. Burke, to me known to be the person who executed the foregoing instrument on behalf Mary S. Burke (A/K/A Mary Helen Burke) and acknowledged that he executed the same as the free act and deed of Mary S. Burke. **Power of Attorney being recorded in Instrument # 20050802-0090563, Registers office for Davidson County, Tennesssee.**

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2005.

Commission expires:



Notary Public