WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 07:56 2 pgs
Fees:13.00 Taxes:686.35

20060202-0012696

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-31-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Mitchell and Twila Mitchell	SunTrust Mortgage Inc	
(NAME)	(NAME)	
5526 Thalman Drive	201 4th Av N. 7th Fl	Map 161-09
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37219	Parcel 149.00
(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, **ZANE E. BURNS, JR.**, MARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JERRY D. MITCHELL AND WIFE, TWILA MITCHELL**, 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. 61-B, Zone Lot Division of Lot 61, Brentwood Meadows, Phase 3, of record in Book 6900, page 218, Register's office for said County, to which reference is hereby made for a more complete and accurate legal description. * Source of Title Book 9980 p 317 Davidson Co ROD

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5526 Thalman Drive, Brentwood, TN 37027

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Kristie Burns joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of Zane E. Burns, Jr..

* Being the same property conveyed to Zane E Burns Jr., unmarried by deed dated March 8, 1996 from Louise S Durham a/k/a Louise S Parker and husband, David Parker of record in Book 9980, page 317, Register's Office for Davidson County, Tennessee.

Witness our hands this 1st day of February, 2006.

Zane E. Burns, Jr.

Kristie Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 1st day of February, 2006.

Commission expires: 5/23/06

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Exp. 5/23/06