WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/06 11:27 2 pgs
Fees:13.00 Taxes:1623.56

20060313-0028573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: July 25, 2009 (AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren L. Ashley Burleson	Lauren Ashley Burleson	104-16-226
(NAME)	(NAME)	
1814 Beechwood Avenue	1814 Beechwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, **Frank J. Haraf, Jr. and wife, Emily P. Haraf**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. Ashley Burleson, unmarried**, 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: +Lauren

LAND in Davidson County, Tennessee, being Lot No. 213 on the Plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 213 fronts 100 feet on the northerly side of Beechwood Avenue and runs back between lines, 189.3 feet on the easterly line and 188.7 feet on the westerly line to an alley on which it measures 100 feet.

Being the same property conveyed to Frank J. Haraf, Jr. and Emily R. Pitts, both unmarried by deed from Eddie Shane Hicks and wife, Dana M. Hicks of record in Instrument No. 20030103-0001201 Register's Office for Davidson County, Tennessee. The said Emily R. Pitts, is now known as Emily P. Haraf.

unimproved ☐

This is improved ☒ property, known as 1814 Beechwood, Nashville, TN 37212

(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 7th day of March, 2006.

Frank J. Haraf Jr.

Emily P. Haraf

Emily P. Haraf

STATE OF TENNESSEE

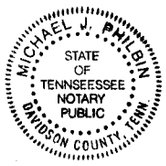
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank J. Haraf Jr. and wife, Emily P. Haraf, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2006.

Commission expires: July 21, 2007

Michael J. Philbin Notary Public



Michael J. Philbin
My Commission Expires
March 21, 2009