WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/06 13:59 2 pgs
Fees:13.00 Taxes:630.85
20060324-0034029

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of March, 2006

Charlotte A. Bethel
Notary Public

My Commission Expires: 4-16-08 (AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. GRATHAM CO., TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 7000 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RYAN C. VINETTE AND WIFE, ERICKA E. VINETTE	Suntrust Mortgage	142-05-0-B
(NAME) 8300 Sawyer Brown Road Q305	(NAME) 901 Semmes Ave.	92.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOSEPH M. BURTON, UNMARRIED AND SHANDRA N. BURTON, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN C. VINETTE AND WIFE, ERICKA E. VINETTE**, hereinafter called the Grantee(s), 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 a part of the plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76 and 77, Register's Office for said County, the part hereby described being:
Unit Q-305 on said Plan together with the carport designated No. Q-305-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium of record in Book 4784, Page 464, Register's Office for Davidson county, Tennessee.

BEING the same property conveyed to JOSEPH M. BURTON, by Deed from MAUREEN BARRERE, UNMARRIED F/K/A MAUREEN H. MATHEWS, of record in Instrument No.20050826-0102073, Register's Office for Davidson County, Tennessee. Joseph M. Burton subsequently having conveyed his interest to Joseph M. Burton and Shandra Nicole Burton as Joint Tenants with the right of survivorship by deed of record in Instrument No. 20050826-0102076, said Register's Office.

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

BEING unimproved ☐
Improved ☒ property known as: 8300 Sawyer Brown Road Q305, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of March, 2006.

Joseph M. Burton
JOSEPH M. BURTON

Shandra N. Burton
SHANDRA N. BURTON

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 **JOSEPH M. BURTON AND SHANDRA N. BURTON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** the bargainor(s), 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 Brentwood, Tennessee, this 15th day of March, 2006.

My Commission Expires: 03/31/07

Notary Public

