Davidson County DEEDWARR
Recvd: 07/18/06 10:57 2 pgs
Fees:13.00 Taxes:129.50

20060718-0086370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009

(AFFIX SEAL)

TRENT LEHMAN ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Mitchell		71-8-51
(NAME) 1015 W. Kirkland	(NAME) SAME	71-8-50
(ADDRESS) Nashville, TN 37216	(ADDRESS) ,	
(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,

BRENDA G. BURNETT AND SAMMY L BURNETT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE D. 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:

Tract One:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 66 and the northerly part of the easterly one-half of Lot No. 49 on the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front approximately 50 feet on the southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Tract Two:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 65 and the northerly part of the westerly one-half of Lot No. 50, on the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together approximately 50 feet on the southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Being the same property conveyed to Brenda G. Burnett by deed from Danny L. Talley and wife, Sylvia G. Talley of record in Book 9729, Page 828, and in Book 9729, Page 831, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 308 Duke Street, Nashville, TN

(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/our hand(s) this 14th day of July, 2006.

Brenda G. Burnett

Brenda G. Burnett

Sammy L Burnett

Sammy L Burnett

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 Brenda G. Burnett and Sammy L Burnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 14th day of July, 2006

Commission expires: November 30, 2009

Notary Public

