(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 15:20 2 pgs
Fees:13.00 Taxes:4436.30

20070817-0098771

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,000.00

Stewart S. Vines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2007.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

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
James K. Vines	SAME	Map 144-2
(NAME)	(NAME)	Parcel 19
1128 Crater Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PHILLIP C. BURNETT JR. AND WIFE, ANNA J. BURNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES K. VINES AND WIFE, STEWART S. VINES,** 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. 70 on the Plan of Chickering Hills, Section 3, of record in Plat Book 2663, page 17, 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 Phillip C. Burnett, Jr. and spouse, Anna J. Burnett, by deed dated January 21, 2002 from Susan Eslick Oldham, as Trustee of The Susan Eslick Oldham Personal Residence Trust – 1996, of record in Instrument #20020122-0008571, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 2663, page 17, said Register's Office; and (c) easements of record in Book 8637, page 573 and Book 6391, page 645, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1128 Crater Hill Drive, Nashville, TN 37215

(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 15th day of August, 2007.

Phillip C. Burnett Jr. By Kevin D. Montgomery, Attorney in Fact

Anna J. Burnett By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of August, 2007, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Phillip C. Burnett Jr. and Anna J. Burnett and acknowledged that he executed the same as the free act and deed of Phillip C. Burnett Jr. and Anna J. Burnett.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2007.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public