RETURN TO: FORSYTHE TITLE AND ESCROW SERVICES, 113 SHIVEL DRIVE, HENDERSONVILLE, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/07 08:46 2 pgs
Fees:13.00 Taxes:999.00
20070906-0106794

CARRIE LINN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~249,000~~ $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(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
Margaret H. Burns and Robert B. Burns	**New Owner**	
(NAME) **401 RIVER ROUGE COURT**	(NAME)	Map 90-15
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	Parcel 6
(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, **DAVID L. KITCHEL AND WIFE JENNIFER B. KITCHEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARGARET H. BURNS and ROBERT B. BURNS, wife and husband**, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 643 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 643, fronts 44.6 feet on the westerly side of River Rouge Court and extends back 162.0 feet along a broken northerly line and 146.0 feet on the southerly line, to the surveyed base line on which it measures 156.9 feet, and continues back westerly 35 feet, more or less, on the northerly line and 40 feet, more or less, on the southerly line, to the line marking edge of water as of December 1959, on which it measures 171 feet, more or less.

Being the same property conveyed to David L. Kitchel and wife, Jennifer B. Kitchel by deed from Susan Austin Crumpton, Sandra Robinson, and Kathleen Fowler dated 10/4/99, recorded 10/5/99 in Book 11688, Page 953, said Register's office.

This conveyance is subject to (a) 2006 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 matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 River Rouge Court, Nashville, TN 37209

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 24th day of August, 2007.

David L. Kitchel

Jennifer B. Kitchel

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 David L. Kitchel and wife Jennifer B. Kitchel, 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 24th day of August, 2007.

Commission expires: 5/24/08

Notary Public

CARRIE LINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY