# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/07 10:32 2 pgs
Fees:13.00 Taxes:299.33
20070910-0108118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERRY D JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **John Burke** | **Taylor, Bean & Whitaker** | |
| (NAME) **2814 Jones Avenue** | (NAME) **1417 N. Magnolia Avenue** | **MAP 060-16-O** |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) **Ocala, FL 34475-9078** | **PARCEL 123.00** |
| (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, **SUZETTE GRAHAM AND STEVE HUFFMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BURKE, 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:

Land in Davidson County, Tennessee, being part of Lot No. 21, on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, 8/05/97 as follows:

Beginning on the westerly margin of Jones Avenue, at the southeast corner of the property conveyed to Carlos Meadows and wife, by deed from T.W. Street and wife, of record in Book 2647, page 396, Register's Office for said County; thereto with said Meadows southern boundary line North 89 degrees 15 minutes West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot 19 on the unrecorded plan; thence with the southerly line of Lots 19, 18, and 17, North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserve strip; thence with the easterly line of said strip; South 1 degree 15 minutes West 45.4 feet to an iron pin; thence South 81 degrees 30 minutes East 825 feet to the westerly margin of Jones Avenue; thence with the same, northwardly 50 feet to the beginning.

Being the same property conveyed to Suzette Graham and Steve Huffman by Quitclaim Deed from Elizabeth R. Pearce, unmarried, dated August 8, 2007, of record in Instrument No. 200708-10-0095922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to the 2007 real property taxes have been prorated and assumed by the grantee(s).

unimproved ☐
This is improved ☒ property, known as 2814 Jones Avenue, Nashville, TN 37207
(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 31st day of August, 2007.

Suzette Graham

Steve Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Suzette Graham and Steve Huffman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2007.

Commission expires:

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Notary Public