WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/07 15:54 2 pgs
Fees:13.00 Taxes:980.50
20071204-0140561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4501 Harding Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Burt, II	Same as new	Map 131-3-b
(NAME) 4400 Belmont Park Terrace Unit 145	(NAME) owner	Parcel 145
(ADDRESS) Nashville, TN 37215	(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, **CARMEN M CHRISTGAU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEROME BURT, II, 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 Lot No. 145 on the Plan of Arden Place, Section II, of record in Plat Book 4675, page 119, 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 George J. Graham, Jr., unmarried, by deed from Richard D. Odom and wife, Inka E. Odom, of record in Book 8617, page 737, said Register's Office. George J. Graham, Jr. (a/k/a George Jackson Graham) has since died. Carmen Graham Christgau is the devisee under the Will of George Jackson Graham probated December 8, 2006 of record in Docket No. 06P1968, Probate Clerk's Office for Davidson County, Tennessee. Carmen Graham Christgau is one and the same person as Carmen M. Christgau and Carmen Graham Christgan.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 119, said Register's Office; and (c) restrictive covenants of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5031, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument #20070816-0098235, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace Unit 145, 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 20th day of November, 2007.

Carmen M. Christgau by

Carmen M Christgau By Kevin D. Montgomery, Attorney in Fact

Kevin D. Montgomery, atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2007, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Carmen M. Christgau, and who acknowledged that he executed the same as the free act and deed of Carmen M. Christgau.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2007.

Commission expires:

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

Kathy Snider

Notary Public