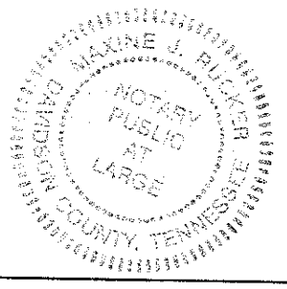
File No. 271000899

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Jane L McAlester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008~~ My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 12/20/07 08:41 2 pgs
Fees:13.00 Taxes:495.80
20071220-0145918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya L. Burton	GMAC Mortgage, LLC	53-6-A-97
(NAME)	(NAME)	
2124 Riverway Drive	218 Lakeside Plaza Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Horsham, PA 19044-6717	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sebestiana Serraglio, Executor for the estate of Alverta Isabelle Serraglio**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya L. Burton and Erick L. * HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Taylor, both unmarried as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being all of Lot No. 97, Phase One-Waterford, as shown by plat appearing of record in Plat Book 8250 Page 217, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alverta Serraglio, unmarried by Warranty Deed dated September 9, 2002 of record in Instrument No. 200208120097136, Register's Office for Davidson County, Tennessee. The said Alverta Serraglio having since died on August 3, 2006 leaving a Last Will and Testament dated May 19, 2005 in Docket No. 06P-1502 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:

All matters as shown on plat of record in Plat Book 250, Page 217; Restrictive Covenants as shown of record in Record Book 7463, Page 294, Record Book 912,Page 958, Record Book 8694, Page 216, Record Book 9112, Page 968, Record Book 8699, Page 462, and Record book 9112,Page 962; By-Laws as shown of record in Record Book 8715, Page 583, and Record Book 8711, Page 701, all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2124 Riverway Drive, Old Hickory, TN 37138
(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 GRANTEE(S), thier heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), thier 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 14th day of November, 2007.

Sebestiana Serraglio, Executor for the estate of Alverta Isabelle Serraglio

By: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sebestiana Serraglio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor for the Estate of Alverta Isabelle, the within named bargainor, , and that he as such Executor as duly authorized executed the foregoing instrument for the purposes therein contained, by Sebestiana Serraglio, Executor for the estate of Alverta Isabelle Serraglio

Witness my hand at office this 14th day of November, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie _____ Notary Public

File Number: 271000899

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires March 22, 2008