WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/08 12:54 2 pgs
Fees:13.00 Taxes:529.10
20080201-0010583

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi L. Burson	New Owner	071-150 / 339
(NAME)	(NAME)	
1215 N 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **I, Storme O'Keefe**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi L. Burson**, 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:

Being Lot No. 72 on the Plan of Benedict Land Co.'s Subdivision of the Lindsey Tract, as shown of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 72 fronts 50.0 feet on the eastern margin of North Second Street and extends back 181 feet between parallel lines to an alley.

Being the same property conveyed to Storme O'Keefe by Deed from Frances L. Steffe, Trustee of the 1215 North 2nd Street Trust, dated 08-30-06, filed for record 03/06/07 as Instrument No. 20070306-0027335, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1215 N 2nd Street, 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my hand this 30th day of January, 2008.

Storme O'Keefe

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Storme O'Keefe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of January, 2008.

Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY