WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GEORGE W. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE My Commission Expires MAY 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Leathers	Suntrust Mortgage, Inc.	**131030V00100CO**
(NAME)	(NAME)	
1801 A Shackleford Road	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(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, Burton Tatum Enterprises, LLC. a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Leathers, 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:

A certain condominium unit in Davidson County, Tennessee described as Unit No. 1801 A of Shackleford Commons Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument No. 20070626-0076230. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of Shackleford Commons Townhomes contained therein are incorporated herein by reference and made apart hereof the same as copied herein.

Being part of the same property conveyed to Burton Tatum Enterprises, LLC. by Quitclaim Deed from I. Dyke Tatum dated March 13, 2006 of record in Instrument No. 20060313-0028596, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1801 A Shackleford Road, 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.

Davidson County DEEDWARR
Recvd: 05/21/08 10:57 2 pgs
Fees:13.00 Taxes:1979.50

20080521-0052051

Witness my hand this **16th day of May, 2008.**

Burton Tatum Enterprises, LLC.

By: _____

Daniel C. Burton, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Daniel Burton**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Managing Member of Burton-Tatum Enterprises, LLC, a Tennessee limited liability company and who executed the foregoing instrument for the purpose therein contained, and that he executed the same as Managing Member of said referenced Company's free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2008.

Commission expires: 11/22/2010

_____

Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010