ADDRESS NEW OWNER AS FOLLOWS:

Paul Burns
2733 Fleet Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

~~Regions Mortgage~~
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL NOS.
086140B08600CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2008.

Notary Public

My Commission Expires: 3-21-09
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Davidson County DEEDWARR
Recvd: 05/29/08 10:01 2 pg
Fees:13.00 Taxes:636.40
20080529-0054557

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael T. Ensign and wife, Sonya Flanagan-Ensign, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Paul Burns and Jennifer Burns, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Lot 36, PLAN OF FLEETWOOD SUBDIVISION, PHASE II, as shown on plat of record in Plat Book 6900, Page 738 and 739, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael T. Ensign by Warranty Deed from Joe L. Fleischacker and wife, Wilma S. Fleischacker, recorded July 28, 1992 in Book 8686, Page 162, in the Register's Office, Davidson County, Tennessee.

The said Sonya Flanagan-Ensign joins in this Deed for the purpose of conveying and waiving such marital rights, title, and interest, if any, she may have in and to the said property.

This conveyance is made subject to (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

☒ Improved OR
☐ Unimproved property located at: **2733 Fleet Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **28th** day of **May, 2008.**

Michael Ensign **Sonya Flanagan-Ensign**

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Ensign and Sonya Flanagan-Ensign** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **28th** day of **May, 2008.**

Notary Public

My Commission Expires:

