| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 307,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18th** DAY OF **July, 2008**<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-12<br>(AFFIX SEAL) |
|---|---|

# WARRANTY DEED

*This Instrument Prepared By:*

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-070023

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jill M. Burns** | SunTrust Mortgage Inc. | **083-14-0-049.00** |
| (NAME)<br>**1609 Russell Street** | (NAME)<br>401 Commerce St., #6100 | |
| (ADDRESS)<br>**Nashville,TN 37206** | (ADDRESS)<br>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, **Lisa N. Bleed and Michael P. Neal,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill M. Burns,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

* wife * Husband

Land in Davidson County, Tennessee, being Lot 40, PLAN OF THE LINDSLEY PROPERTY, as shown on plat of record in Plat Book 2, Page ~~25 (erroneously referred to as~~ 24 ~~in deed of acquisition)~~, 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 Lisa N. Bleed and Michael P. Neal by Warranty Deed from Shields Rentals, L.P., recorded on the 21st day of April, 2005 in Instrument No. 20050421-0044428, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1609 Russell Street, Nashville, TN 37206**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **July, 2008**.

Lisa N. Bleed

Lisa N. Bleed

Michael P. Neal

Michael P. Neal

Davidson County DEEDWARR
Recvd: 07/24/08 11:05 2 pgs
Fees:13.00 Taxes:1135.90

20080724-0075827

**STATE OF Tennessee**

**COUNTY OF Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Lisa N. Bleed and Michael P. Neal**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/18/2008.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN