PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/28/08 09:27 2 pgs
Fees:13.00 Taxes:401.45
20080728-0076626

# WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of July, 2008 by and between **Evelyn V. Burdett, widowed**, hereinafter referred to as GRANTOR, and **Amber D. Bay, unmarried and James L. Miller, unmarried, as joint tenants with the right of survivorship**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 153 on the Revised Site Plan of Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, revised in Book 5200, page 110, and Book 5200, page 120, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by reference.

This conveyance is subject to the following:

1) All matters appearing on the plan of Revised Site Plan of Phase 3, Hickory Valley Condominiums, of record in Plat Book 5050, Page 94, revised in Book 5200, page 110, and Book 5200, page 120, the Register's Office for said County.

2) Master Deed and Bylaws contained in instrument of record in Book 4918, page 116, and amended in Book 4958, page 346, Register's Office for said County.

3) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed unto Lawrence C. Burdett, Sr. and wife, Evelyn V. Burdett by Warranty Deed from R. Gary Ridner and wife, Sheila H. Ridner, dated January 15, 1987, of record in Book 7111, page 784, Register's Office for Davidson County, Tennessee. Lawrence C. Burdett, Sr. (date of death December 29, 1997) predeceased Evelyn V. Burdett and property now vested as Evelyn V. Burdett as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: **5600 Country Drive Apt #153, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Evelyn V. Burdett
[redacted]

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Evelyn V. Burdett, widowed, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of July, 2008.

Notary Public

My Commission Expires: SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

**Name and Address of Property Owner:**
Amber Bay
5600 Country Drive Apt #153, Nashville, TN 37211

**Send Tax Statements to:**

U.S. Bank N.A.
4801 Frederica Street
Owensboro KY 42301

Map and Parcel--162.09-0B-066.00 CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $108,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of July, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-240