WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 12:17 2 pg
Fees:13.00 Taxes:355.20
20080905-0091144

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

ANGIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Burnett	CTX Mortgage	10816009200
(NAME)	(NAME)	
1318 Priest Woods Court	PO Box 650269	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75265-0269	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081542

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Freshstart Home Solutions, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Burnett, a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 23-B on the plan of Lakeview Hills Subdivision, Zone Lot Division Lots 22 and 23, Section 2 of record in Plat Book 5800, page 391, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Freshstart Home Solutions, Inc. by Quitclaim Deed from WMC Mortgage Corp., executed July 31, 2008 and filed of record in Instrument No. 20080805000 91143, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to WMC Mortgage Corp by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC dated November 8, 2007 of record in Instrument No. 20071204-0140338, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1318 Priest Woods Court, Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2008.

Freshstart Home Solutions, Inc.

By: Jill Roney, Pres.
Jill Roney, President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally Jill Roney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Freshstart Home Solutions, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal this 15th day of August, 2008 at Hendersonville, Tennessee.

Connie L. Timbs

Notary Public

My Commission Expires: 2-8-11

