WARRANTY DEED

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8th** DAY OF **September, 2008**

Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

Return to:
Southeast Title of TN, Inc.
907 Rivergate Parkway, Ste. B
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/11/08 14:20 2 pgs
Fees:13.00 Taxes:555.00

20080911-0093203

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-090006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Lowe and Shemika Lowe	Same	**33-12-31.00**
(NAME) **304 Connie Avenue**	(NAME)	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS)	
(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, **Amber Burnett and Husband Rodney T. Burnett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome Lowe and wife Shemika Lowe,** 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:

Land in Davidson County, Tennessee, being Lot 199, GATEWOOD, SECTION 1, as shown on plat of record in Plat Book 3300, Pages 47-52, 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 by Warranty Deed from Henry H. Southerland III and wife, Christy Southerland to Amber Burnett, and husband, Rodney T. Burnett as recorded on the 28th day of February, 2006 in Instrument No. 20060228-0022641 and Deed from Steven W. Williams and wife, Patsy Williams to Henry H. Southerland, III, unmarried as recorded on the 1st day of April, 1996 in Book 9997, Page 473, 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 **304 Connie Avenue, Goodlettsville, TN 37072**
(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 **8th** day of **September, 2008**.

Amber Burnett

Rodney T. Burnett

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Amber Burnett and Rodney T. Burnett**, 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 Mt Juliet, Tennessee, this 8th day of September, 2008.



NOTARY

MY COMMISSION EXPIRES:
November 7, 2011

MY COMMISSION EXPIRES: