This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

BILL GARRETT, Davidson County
T20090017705 DEEDWARR
Recvd: 03/17/09 10:25 2 pgs
Fees:13.00 Taxes:1017.50
20090317-0023841

# WARRANTY DEED

**THIS INDENTURE**, made this 13th day of MARCH , A.D., 2009 , by and between

Darren Burns and Julie Burns Husband and wife

First Parties, and

DEREK EDWARD BERLIN AND WIFE, LAUREN C. BERLIN
Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 118 ON THE PLAN OF SECTION FOUR, STONE CREEK PARK, OF RECORD IN PLAT BOOK 9700, PAGE 266, AND INSTRUMENT 200106190064557 REGISTER OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

**OWNER:**
DEREK EDWARD BERLIN, ET UX
504 HOLT BRIAR COURT
NASHVILLE, TN 37211

**RESPONSIBLE TAXPAYER:**
SAME

PROPERTY ADDRESS: 504 HOLT BRIAR CT
NASHVILLE, TN 37211

Map & Parcel
XXXX# 180-3A-139.00CO

BEING THE SAME PROPERTY CONVEYED TO DARREN BURNS MARRIED AND JULIE BURNS MARRIED, JOINT TENANTS W/RIGHTS OF SUVIVORSHIP BY DEED FROM DREES PREMIER HOMES INC. AN OHIO CORPORATION OF RECORD IN INSTRUMENT NO. 200212260158926 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

x _____
Darren Burns

x _____
Julie Burns AKA JULIE J. BURNS

✓STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Darren Burns and Julie Burns* Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. *AKA Julie J. Burns

Witness my hand, at office, this 5th day of June, 20 08.

✓ _____
Notary Public

My Commission Expires: 8-10-10

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $275,000.00. Affiant _____.

Subscribed and sworn to before me this 13th day of March, 20 09.

My Commission Expires:

11/30/09