File No. 290300349

WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

BILL GARRETT, Davidson County
Trans:T20090022572 DEEDWARR
Recvd: 04/06/09 09:25 2 pgs
Fees:13.00 Taxes:1572.50
20090406-0030986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$475,000.00~~ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley B. Burns	Numerica Mortgage LLC	115-09-0A-016.00CO
(NAME) 825 Saussy Court	(NAME) 615 Lunnhaven Parkway	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **American Security Bank & Trust Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelley B. Burns and wife, Michelle H. Thompson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, The Woods of West Meade, a Planned Unit Development, as shown on plat of record in Instrument 20031027-0157620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being *the same property conveyed to American Security Bank & Trust Company by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee of record in Instrument 20080625-0065274 on June 12, 2008 and filed for record on June 25, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat in Instrument 20031027-0157620; Restrictions of record in Instrument 20030924-0141426; Stormwater Detention Agreement Easement of record in Instrument 200304210052251; Charter of Homeowner's Association as shown of record in Instrument 20030305-0029209; Quitclaim Deed to HOA of record in Instrument 20070202-0014011; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

*part of

Notary Seal present.
but could not be reproduced.

Bill Garrett
Davidson County Register

unimproved ☐

This is improved ☒ property, known as 825 Saussy Court, Nashville, TN 37205
(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 GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, 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.

Witness our hands this 27th day of March, 2009.

American Security Bank & Trust Company

By: Richard Bobo CCO

Richard Bobo, CCO

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Bobo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the CCO of American Security Bank & Trust Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 27th day of March, 2009.

Commission expires:

Sandra D. Jackson
Notary Public

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
December 18, 2012

File Number: 290300349

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129