WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090034779 DEEDWARR
Recvd: 05/27/09 12:54 2 pgs
Fees:13.00 Taxes:1091.50
20090527-0048538

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Meisch	New Owner	171040A04500CO
(NAME)	(NAME)	
5505 Nevil Pointe		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Earle F. Burgess and wife, Caroline S. Burgess, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin J. Meisch and wife Karen Allison Meisch, 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. 35 on the Plan of Revision One, Section Two, Brownstone, of record in Plat Book 9700, Page 942, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Earle F. Burgess and wife, Caroline S. Burgess by Warranty Deed from Aaron E. Wolf and wife, Winifred A. Wolf, as of record in Instrument Number 20020528-0064129, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Caroline S. Burgess by Earle F. Burgess as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in The Register's Office for Davidson County, Tennessee.

*20090527-0048537

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5505 Nevil Point, Brentwood, TN 37027
(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.

Witness our hands this 22 day of May, 2009.

Earle F. Burgess

Caroline S. Burgess
By Earle F. Burgess as Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 22 day of May, 2009 before me personally appeared Earle F. Burgess, the person who executed the foregoing instrument on behalf of Caroline S. Burgess, and acknowledged that she executed the same as the free act and deed of the said Earle F. Burgess, through Power of Attorney granted Earle F. Burgess by the said Caroline S. Burgess

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May, 2009.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earle F. Burgess, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May, 2009.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public