BILL GARRETT, Davidson County
Trans:T20090040424 DEEDWARR
Recvd: 06/17/09 13:40 3 pgs
Fees:18.00 Taxes:804.75

20090617-0056395

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 3rd day of June, 2009.

Michelle Hightower
Notary Public
My commission expires: 9.19.2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

06-0905-73538

Address of New Owner:	Send Tax Bills to:	Tax Information
Subhadra Gunawardana 4264 Burton Hollow Rd. Whites Creek TN 37189	NEW OWNER	04800017800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Catherine Larkin, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Subhadra Gunawardana, A Married Woman** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"-LEGAL DESCRIPTION

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4264 Burton Hollow Rd., Whites Creek, TN 37189**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of June, 2009.

Catherine Larkin

Catherine Larkin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Larkin and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3rd day of June, 2009.

~~Notary Public~~ ~~Davidson~~ JJ

My Commission expires 06/23/10

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"–LEGAL DESCRIPTION

Land in Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron pin found in the northerly right-of-way of Burton Hollow Road, said point being the southwest corner of the property herein described and being the southeast corner of the property conveyed to George L. Wilson and Patricia Wilson from James W. Larkin, SR. and wife, Catherine Larkin of record in Book 6890, Page 501, Register's Office of Davidson County, Tennessee; thence leaving the road and with the easterly line of Wilson as follows; NORTH 33 DEGREES 17 MINUTES 43 SECONDS WEST 350.00 FEET to an iron pin set; thence NORTH 16 DEGREES 04 MINUTES 01 SECONDS WEST 697.30 FEET to an iron pin set in the westerly line of the George R. Burton and Mildred C. Burton, Tract III, property of record in Quitclaim Book 10345, Page 504, Register's Office of Davidson County, Tennessee; thence with the easterly line of Burton N 07 DEGREES 01 MINUTES 13 SECONDS EAST 97.55 FEET to an iron pin found in the southerly line of Ronald B. Buchanan and Raymond A. Buchanan of record in Book 6945, Page 42, Register's Office of Davidson County, Tennessee, thence with the southerly line of Buchanan SOUTH 83 DEGREES 06 MINUTES 52 SECONDS EAST 995.00 FEET to an iron pin found in the westerly line of Edward Haggard of record in Instrument 20031204 0174698, Register's Office of Davidson County, Tennessee, thence with the westerly line of Haggard SOUTH 08 DEGREES 46 MINUTES 45 SECONDS WEST 790.67 FEET to an iron pin at a metal fence post found in the northerly right of way of Burton Hollow Road, thence with the northerly margin of Burton Hollow Road as follows: SOUTH 80 DEGREES 45 MINUTES 25 SECONDS WEST 52.32 FEET to a point, thence SOUTH 88 DEGREES 39 MINUTES 06 SECONDS WEST 50.62 FEET TO A POINT; thence SOUTH 88 DEGREES 39 MINUTES 06 SECONDS WEST 20.94 FEET to a point; thence with a curve to to left with the following characteristics: ARC LENGTH 299.55 FEET, radius 529.41 feet, delta angle 32 degrees 25 minutes 07 seconds, chord bearing south 72 degrees 26 minutes 33 seconds west, chord distance 295.57 feet to a point; thence SOUTH 56 DEGREES 13 MINUTES 59 SECONDS WEST 107.03 FEET to the point of beginning and containing 16.74 acres according to a survey prepared by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee 37067, File Number 201408, Survey dated November 21st, 2008.

Being part of the same property conveyed to James W. Larkin, Sr. and Wife, Catherine Larkin, by deed from Jessie Lee Burton, and Wife, Mary Sue Burton dated 4/2/74, recorded 4/15/74, of record in Book 4805, Page 401, Register's Office for Davidson County, Tennesee, and by Quit Claim Deed from James W. Larkin, Jr. and Wife, Judy D. Larkin, dated 3/28/80, recorded 3/31/80, of record in Book 5584, Page 722 and by Quit Claim Deed from George Riley Burton and Wife, Mildred Burton, dated 3/29/80, recorded 3/31/80, of record in Book 5584, Page 726, Register's Office for Davidson County, Tenneessee. The said James W. Larkin, Sr. having since died.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED