File No. 290600518

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090045458 DEEDWARR
Recvd: 07/07/09 11:16 2 pgs
Fees:13.00 Taxes:1961.00
20090707-0063295

MARY JAYNE MASTERS
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 $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: . 8/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Shipley	Franklin American Mortgage	159-12-014.00
(NAME)	(NAME)	
5521 Cherrywood Drive	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Brian B. Burkey and wife, Maureen E. Burkey**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John R. Shipley and Lori J. Shipley, husband and wife**, hereinafter called the grantee(s), 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. 57 on the Section Three, Oak Hill Estates, as of record in Plat Book 4860, Page 3, 4 and 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian B. Burkey and wife, Maureen E. Burkey by Warranty Deed dated 11/13/1991 from Randall P. B. Harris and wife, Jo Ann Tumey as recorded on 11/15/1991 in Book 8486, page 813, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 4860, Page 3, 4 and 5, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5010, Page 245, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 5521 Cherrywood Drive, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 2nd day of July, 2009.

Brian B. Burkey

Maureen E. Burkey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brian B. Burkey and Maureen E. Burkey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 2nd day of July, 2009.

Commission expires:

Notary Public

File Number: 290600518

RETURN TO:

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, ~~2008~~ 2009