WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090068469 DEEDWARR
Recvd: 10/07/09 10:02 2 pgs
Fees:13.00 Taxes:804.75

20091007-0093325

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-25-12 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Hilliard	New South Federal Sav. Bank	**MAP 118 050 A**
(NAME) **940 Gale Lane #119**	(NAME) 210 Automation Way	**PARCEL 04100CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Birmingham AL 35210	
(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, **JAMES JEREMY BURNS AND WIFE, EMILY DIANE BURNS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP HILLIARD, UNMARRIED,** 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 designated as Building 12, Apartment A, St. Martin Square, now known as 12 South Towers Planned Unit Development, as shown on plat of record in Plat Book 4460, page 186 amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Jeremy Burns and wife, Emily Diane Burns by deed from Kenneth J. Tallier, married, of record in Instrument No. 20050606-0064296, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 186, as amended in Instrument No. 20031107-0163683, said Register's Office; (c) Restrictive covenants contained in Book 4611, page 682, Book 4710, page 244 and Instrument No. 20031107-0163683, said Register's Office; and (d) Charter of record in Book 4611, page 674 amended in Book 4711, page 48 and Instrument No. 20031107-0163682 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **940 Gale Lane 119, Nashville, TN 37204**

(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 2nd day of October, 2009.

James Jeremy Burns

Emily Diane Burns
By: James Jeremy Burns, Attorney in Fact

ACKNOWLEDGMENT

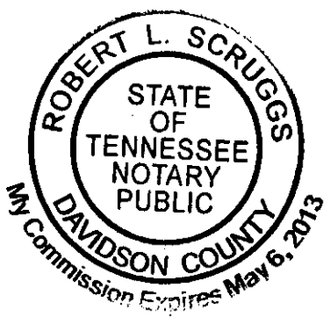
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **James Jeremy Burns,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2009.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **James Jeremy Burns,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of **Emily Diane Burns,** the within named bargainor, and acknowledged that he executed the same for the purposes therein contained as the free act and deed of Emily Diane Burns.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2009.

Commission expires:



Notary Public