BILL GARRETT, Davidson County
Trans: T20090081477 DEEDWARR
Recvd: 12/02/09 14:20 2 pgs
Fees: 13.00 Taxes: 336.70

20091202-0110366

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LEFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

G-TAMCO-09-215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Nichole Burlison	Elite Home Loans	
215 Rayon Drive	(NAME) 109 Westpark Drive, Ste. 310	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	04409002000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH S. BURLISON AND AMY G. BURLISON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY NICHOLE BURLISON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 245 AND A TRIANGULAR LOT ON THE PLAN OF RAYON CITY DEVELOPMENT COUNTY OF RECORD IN BOOK 843, PAGE 13, SAID REGISTER'S OFFICE. SAID LOT NO. 245 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF RAYON DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE, AND MEASURES 50 FEET THEREON. SAID TRIANGULAR LOT BEGINS AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 245 AND RUNS 120 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHWEST DIRECTION 146.3 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHERLY BOUNDARY LINE OF LOT 247; THENCE EAST 115 FEET WITH THE SOUTHERLY LINE OF LOTS 247, 246 AND 245 TO THE POINT OF BEGINNING. LAND IN DAVIDSON COUNTY, TENNESSEE BEING AN UNNUMBERED TRACT LYING SOUTH OF LOT NO. 244 ON THE PLAN OF RAYON CITY DEVELOPMENT COMPANY AS OF RECORD IN BOOK 843, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT NO. 244 ON THE SOUTHEASTERLY CORNER OF LOT NO. 245; THENCE IN A SOUTHWESTERLY DIRECTION 120 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE S 80 DEG. 01 MIN. E 50 FEET TO A POINT; THENCE N 24 DEG. 46 MIN. E 116 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 244; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 244, N 80 DEG. 01 MIN. W 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH S. BURLISON AND WIFE, AMY G. BURLISON BY WARRANTY DEED FROM ANTHONY L. RAYBURN AND WIFE, MARGARET ANNA RAYBURN, RECORDED ON THE 13TH DAY OF JULY, 1982 IN BOOK 5910, PAGE 135, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 843, PAGE 13; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1372, PAGE 611; AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN BOOK 9377, PAGE 204; JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 5172, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 215 Rayon Drive, Old Hickory, Tennessee 37138
(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), their 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), 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/our hand(s) this 24th day of November, 2009.

Joseph S. Burlison

Amy G. Burlison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph S. Burlison and Amy G. Burlison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ official seal, this the 24th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903