WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Mozzoni	SunTrust Mortgage Inc.	**117-15-140**
(NAME)	(NAME)	
1712 Green Hills Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(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, **Daniel C. Burton and Susan R. Burton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J.** Mazzoni **and Virginia B.**Mazzoni **husband and wife**, 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:

Being Lot No. 14 on the Plan of Green Hills Subdivison No. 2, as of record in Book 547, Page 139, and Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 61 feet on the Northerly side of Green Hills Avenue and runs back along the Easterly margin of a 20-foot Avenue, 150 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Daniel C. Burton by deed dated February 3, 2006 from Dorothy Jones Eckman, a single person of record in Instrument No. 20060209-0016362, Register's Office for Davidson County, Tennessee. Susan R. Burton joins in this conveyance in order to convey any and all marital rights to the property.

unimproved ☐
This is improved ☒ property, known as **1712 Green Hills Drive, Nashville, TN 37215**
(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.

BILL GARRETT, Davidson County
Trans:T20090082326 DEEDWARR
Recvd: 12/04/09 13:42 2 pgs
Fees:13.00 Taxes:2493.80
20091204-0111299

Witness my hand this **1st day of December, 2009.**

Daniel C. Burton

Susan R. Burton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Daniel C. Burton and Susan R. Burton** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2009.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public