BILL GARRETT, Davidson County
Trans:T20100015235 DEEDWARR
Recvd: 03/15/10 15:31 2 pgs
Fees:13.00 Taxes:432.90
20100315-0019558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2013~~ 12-8-2013

(AFFIX SEAL)

ROSEMARIE FIEBIG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF FAYETTE MY COMM. EXP. DEC. 8 2013

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burkett Homes, Inc.	Burkett Homes, Inc.	083-050-254.00
(NAME) 803 N 12th Street	(NAME) P. O. BOX 175	
(ADDRESS) Nasville, TN 37206	(ADDRESS) Oakland, TN 38060-0175	
(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,

DEBRA CARNEY ALLISON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BURKETT HOMES, INC., A TENNESSEE CORPORATION

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 the northerly 35 feet of Lot No. 39 and the southerly 15 feet of Lot No. 40 on the plan of Edgewood, of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Not Nos. 39 and 40 front together 50 feet on the easterly side of North 12th Street and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Kenneth E. Allison by deed from Agnes Dunn, Pearl Downey, and Lynder Downey Blaylock, on July 18, 1986, of record in Book 6927, Page 297, Register's Office for Davidson County, Tennessee. And further conveyed to Debra Carney Allison, unmarried by Quitclaim Deed from Jeffrey M. Grissim, Trustee of record in Book 10794, Page 850, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 803 N 12th Street, Nasville, TN 37206

(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 my/our hand(s) this 4th day of March, 2010.

Debra Carney Allison

STATE OF TENNESSEE

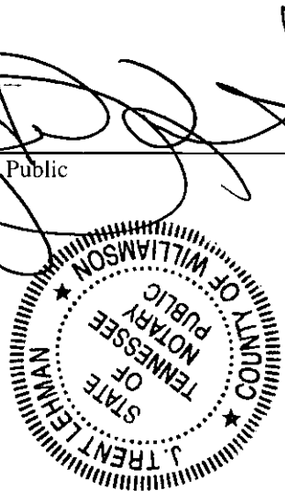
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Carney Allison, the bargainor(s), 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 at on this 4th day of March, 2010

Commission expires: November 24, 2013

Notary Public



Return to: Mid South Title Services, LLC, 3159 Highway 64, Suite 400, Eads, Tennessee 38028, (901) 591-1535