(2)

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**Return To:**
**MH&S Law Firm**
**1804 Williamson Ct. Ste 201**
**Brentwood, TN 37027**
**615-377-3319**

**ADDRESS NEW OWNER:**
**Richard B. Burgdorf**
**1102 Frances Avenue**
**Nashville, Tennessee 37204**

**SEND TAX BILL TO:**
Mortgagee/New Owner

**MORTGAGEE:**
Same as above/ New Owner

**MAP** 131-4
**GROUP**
**PARCEL** 161

BILL GARRETT, Davidson County
Trans:T20100035417 DEEDWARR
Recvd: 06/10/10 14:29 3 pgs
Fees:18.00 Taxes:1498.50
20100610-0045257

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Cash and wife, Michelle Cash,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Richard B. Burgdorf, an unmarried man**, hereinafter called the GRANTEE, his 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. 23 on the Plan of M. N. Young's Park View Subdivision, of record in Plat Book 547, page 173, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott Cash and wife, Michelle Cash by deed dated March 29, 2006 from Michael S. Cole and wife, Catherine S. Cole of record in Instrument no. 20060404-0038388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1102 Frances Avenue, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 3 day of **June, 2010.**

**Scott Cash**

**Michelle Cash**

North Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~ Buncombe

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott Cash and wife, Michelle Cash**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of June, 2010.

Jennifer G. Byers
NOTARY PUBLIC

My Commission Expires: June 21, 2014

STATE OF ~~TENNESSEE~~ ~~North Carolina~~ TN
COUNTY OF ~~WILLIAMSON~~ ~~Buncombe~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me on this 3 day of June, 2010.

Ashley S. Heath
NOTARY PUBLIC

My Commission Expires: March 18, 2014

JENNIFER G. BYERS NOTARY PUBLIC BUNCOMBE CO. NC SEAL

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY