03

Kathy Tidwell

BILL GARRETT, Davidson County
Trans:T20100038953 DEEDWARR
Recvd: 06/25/10 15:03 2 pgs
Fees:13.00 Taxes:292.30

20100625-0049942

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2010.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2-11-2013

WARRANTY DEED

P-TOC-10-0405

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Burandt	BANK OF AMERICA, N.A.	
405 Oak Forge Dr.	(NAME) 101 SOUTH TRYON ST.	
(ADDRESS) Antioch, TN 37013-2319	(ADDRESS) CHARLOTTE, NC 28255	163110A03200CO
(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 LYNDAL A. SHIRLEY AND WIFE, PATRICIA M. SHIRLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTIAN BURANDT , 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 all of Unit No. 32, Plan of THIRD REVISION, SECTION TWO, BELL FORGE VILLAGE, of record in Plat Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to LYNDAL A. SHIRLEY AND PATRICIA M. SHIRLEY by deed from THE SECRETARY OF VETERANS AFFAIRS of record in Instrument 200710110121014 on 09/20/2007 and filed for record on 10/11/2007, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, page 250; Book Book 6710, page 694; Book 6859, page 672; Book 7224, page 246; Book 6040, page 538; Book 6306, page 644; Book 6350, page 858; Book 6651, page 207; Book 7224, page 209, Instrument No. 200612290160925; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 405 OAK FORGE DR, ANTIOCH, Tennessee 37013-2319
(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 18th day of June, 2010.

Lyndal A. Shirley by Durandt Its attorney-in-fact
Lyndal A. Shirley

Patricia M. Shirley by Durandt Its attorney-in-fact
Patricia M. Shirley

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 18th day of June, 2010, before me personally appeared Durward Blanks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lyndal A. Shirley and wife, Patricia M. Shirley and who acknowledged he/she/they executed the same as the free act and deed of the said Lyndal A. Shirley and wife, Patricia M. Shirley.

Witness my hand and official seal, this the 18th day of June, 2010.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959