WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/10 14:16 2 pgs
Fees:13.00 Taxes:1665.00
20100716-0055942

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

10-06-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of July, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL D. SHMERLING	" NEW OWNER "	129-08-0
(NAME)	(NAME)	
618 Church Street, Ste. 200		008.00 & 142.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SCOTT P. BURNS AND WIFE, MEREDITH M. BURNS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. SHMERLING, MARRIED**, hereinafter called the Grantee(s), 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. 1 and Reserve Parcel "A" on the Plan of Resubdivision of Lot No. 1 on the Plan of West Meade Farms, Inc., Section One,** as of record in Plat Book 5800, Page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all the same property conveyed to SCOTT P. BURNS AND WIFE, MEREDITH M. BURNS, by Deed from TONY E. VAN BRACKLE AND WIFE, BARRIE BERMAN VAN BRACKLE, dated August 22, 2003, of record in Instrument No. 20030829-0125792, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6210 Harding Pike, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 16th day of July, 2010.

SCOTT P. BURNS

MEREDITH M. BURNS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT P. BURNS AND WIFE, MEREDITH M. BURNS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON