WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY APRIL 14, 2012

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy A. Wilson	Same	
(NAME)	(NAME)	
613 Hickory Glade Court		**Map 162-10-C**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		**Parcel 48.00 CO**
(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, **JERAD BURKHART AND WIFE, LAUREN BURKHART** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY A. WILSON, unmarried,** 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:

Land in Davidson County, Tennessee, being Unit No. 48 on the Site Plan of Hickory Glade, a deminimus Planned Unit Development, Phase II, in Book 6900, page 41, amending Book 6250, page 889, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerad Burkart, unmarried by deed from Peggy A. Miller, unmarried of record in Instrument No. 20051219-0151550 and re-record as Instrument No. 20060112-0004807, Register's Office for Davidson County, Tennessee.

Lauren Burkhart joins in executing this Warranty Deed to convey any and all marital rights she may have in said subject.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 41 amended in Book 6250, page 889, said Register's Office; (c) Restrictive covenants contained in Book 6824, page 929 amended in Book 6824, page 952 and re-recorded in Book 6898, page 896; re-recorded in Book 6898, page 919; amended in Book 6898, page 920; amended in Book 6957, page 473; amended in Book 7959, page 869, s Book 11443, page 625 and Instrument No. 20031223-0182416,aid Register's Office; (d) Charter of record in Book 6845, page 480, said Register's Office; and (e) By-Laws of record in Book 6878, page 390, amended in Boo 10497, page 182, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **613 Hickory Glade Court, Antioch, TN 37013**

(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:T20100047053 DEEDWARR
Recvd: 08/02/10 09:48 2 pgs
Fees:13.00 Taxes:321.90
20100802-0060158

Witness my hand this 15th day of July, 2010.

Jerad Burkhart

Lauren Burkhart

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jerad Burkhart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2010.

Commission expires: 3-3-2014

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Lauren Burkhart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2010.

Commission expires: May 20, 2014

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public