Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100074827 DEEDWARR
Recvd: 11/29/10 09:09 3 pgs
Fees:18.00 Taxes:1115.55
20101129-0094527

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
George Pappas & Connie Pappas 203 Trotwood Brentwood, TN 37027	same	172-01-0-A-102.00

WARRANTY DEED

For and in 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, **Kevin R. Burns and wife, Alison F. Burns**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **George Pappas and Connie Pappas, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Kevin R. Burns and wife, Alison F. Burns, by deed from Fumio Terasaki and wife, Sachiki Terasaki, of record in Instrument 20000607-0056743, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2010 are a lien, now due and payable. Said taxes are being prorated and paid at closing.
2. Declaration of Covenants of record in Book 6779, page 296; Book 6783, page 973; Book 7071, page 482 and Book 7208, page 889, said Register's Office.
3. All matters appearing on the plan of record in Plat Book 6900, page 555, said Register's Office.

4. Charter for Copperfield Homeowners Association of record in Book 7200, page 824; Book 7496, page 162; and Book 7500, page 941, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors 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.

This improved property is known as: 203 Trotwood, Brentwood, TN 37027.

WITNESS OUR HANDS this 23rd day of November, 2010, in Franklin, Tennessee.

Kevin R Burns
KEVIN R. BURNS

Alison F. Burns
ALISON F. BURNS

20647.2010/ml
Burns to Pappas.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Kevin R. Burns and Alison F. Burns, 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, at Franklin, Tennessee, this 23rd day of November, 2010.

Thomas N. Jones State of Tennessee Notary Public County of Williamson

NOTARY PUBLIC

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $301,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 24TH day of November, 2010, in Franklin, Tennessee.

NOTARY PUBLIC

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: May 31, 2011

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