BILL GARRETT, Davidson County
Trans:T20110006019 DEEDWARR
Recvd: 01/31/11 11:07 2 pgs
Fees:13.00 Taxes:642.88
20110131-0008340

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $***173,750.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2011.

Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ashley L. Peterson 111 Lindsley Park Drive Nashville, Tennessee 32706	Same address as New owner	MAP 083-09-0 PARCEL 461.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand Seven Hundred Fifty and 00/100 Dollars ($***173,750.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Geoffrey C. Burkert and wife, Patricia C. Burkert, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ashley L. Peterson and husband, Gregory M. Peterson, (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:

BEING the northerly 58.3 feet front of the south 108.3 feet of the west part of Lot No. 10 on the Map of Lindsley Park Addition as shown by Plat of record in Book 547, page 76, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the east margin of Lindsley Park Drive, formerly Helen Avenue, 150.0 feet north of the northeast corner of Lindsley Park Drive and Holly Street; thence, northwestwardly with a curve and with the easterly margin of Lindsley Park Drive 58.3 feet to a point; thence, east 178.4 feet to a point in the west line of a 25-foot strip of ground conveyed to Mrs. Julia A. Cunningham by deed from J.R. Melton, Trustee, et al, of record in Book 772, page 368, Register's Office for Davidson County, Tennessee, said point also being 80.0 feet south of the most northeasterly corner of Lot No. 10; thence, south with Mrs. Julia A. Cunningham's west line 66.5 feet to a point; thence, westwardly 167.3 feet to the point of beginning.

BEING the same property conveyed to Geoffrey C. Burkert and Patricia C. Burkert, husband and wife, as tenants by the entirety, by Quitclaim Deed dated June 27, 2005, from William Curtis, a married man, and Geoffrey C. Burkert, a married man, also erroneously known as Geoffrey T. Burkert, of record as Instrument No. 20050707-0078558 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Lindsley Park Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Lindsley Park Addition of record in Book 547, page 76, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 14th day of January, 2011.

Geoffrey C. Burkert

Patricia C. Burkert

By: Geoffrey C. Burkert
Attorney in Fact

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 Geoffrey C. Burkert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Geoffrey C. Burkert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Patricia C. Burkert and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Patricia C. Burkert.

Witness my hand and official seal this 14th day of January, 2011.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8.20.13