Box 13
#16288

ADDRESS NEW OWNERS and
SEND TAX BILLS:
~~DORKI MACHADO~~
SunTrust Mortgage Inc.
401 Commerce Street Ste. 6100
Nashville TN 372919

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
147 - 3 - 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARAGRET S. BURRIS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DORKI MACHADO, unmarried, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 2 on the Plan of Herbert Heights, Section 1, as of record in Book 3500, Page 28, Register's Office for said County, as follows:

BEGINNING at a point in the southerly margin of Welch Road at the corner of Lots Nos. 1 and 2; thence with the line between said lots, southerly 151.92 feet to a point; thence northwesterly 137.63 feet to the easterly margin of Kern Drive; thence with the margin of the same, northerly 83.69 feet to the beginning of a curve; thence around said curve, northeasterly 31.18 feet to the margin of Welch Road; thence with the margin of the same, southeasterly 88.28 feet to the point of beginning.

BEING the same property conveyed to Winburn J. Burris, Jr. and wife, Margaret S. Burris, by deed dated October 30, 1964 of record in Book 3828, Page 889, Register's Office for Davidson County, Tennessee. Winburn J. Burris, Jr. having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 229 Welch Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20110018234 DEEDWARR
Recvd: 03/29/11 10:48 2 pgs
Fees:13.00 Taxes:351.50
20110329-0024059

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 24 day of March, 2011.

Margaret S. Burris
MARAGRET S. BURRIS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MARAGRET S. BURRIS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

AFFIANT

Subscribed to and sworn before me, this the 24th day of March, 2011.

LaTrece McAdoo
NOTARY PUBLIC

My Commission Expires:_____

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

TIMOTHY D. FERGUSON
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