WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16324

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Burchett	Gerald Burchett	03407001600
4504 Sawmill Place (NAME) ~~324 Shepherd Hills~~	(NAME) 4504 Sawmill Place	
Nolensville TN 37135 (ADDRESS) ~~Madison, TN 37115~~	(ADDRESS) Nolensville TN 37135	
(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, Regions Bank successor by merger to Union Planters Bank, N.A successors by merger with Union Planters and Mortgage, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Burchett, married 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:

Beginning at a point on the southwesterly margin of Shepherds Hills Drive, thence south 56 deg.05'East 125 feet from the northeast corner of lot No. 8 of the Plan of Shepherd Hills, Section 2, as of record in Book 2900, Page 12, R.O.D.C, TN; thence with the southwesterly margin of said Drive, South 56 Deg. 05' East 125 feet; thence South 33 deg. 55' West 186 feet; thence North 62 def. 46' West 83 feet; thence North 77 deg. 40' West 47.3 feet; thence North 33 Deg. 55' East 213.7 feet to the beginning.

Being the same property conveyed to Regions Bank successor by merger to Union Planters Bank NA Successor by merger with Union Planters Mortgage, Inc., by deed of record in Instrument No. 20091123-0107675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 324 Shepherd Hills, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTORS, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against non other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20110022069 DEEDWARR
Recvd: 04/14/11 11:29 2 pgs
Fees:13.00 Taxes:333.00
20110414-0028838

Witness our hands this _____ day of April, 2011.

Frank Holliffield

Cliff Russum

Regions Bank successor by merger to Union Planters Bank, N.A successors by merger with Union Planters

By: _____

Regions Bank successor by merger to Union Planters Bank, N.A successors by merger with Union Planters

_____

Mortgage, Inc.

STATE OF MS

COUNTY OF Forrest

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Regions Bank by himself as Vice President.

Witness my hand and official seal at Hattiesburg MS this 6th day of April, 2011.

Commission expires:

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY

_____

Notary Public