This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110030205 DEEDWARR
Recvd: 05/20/11 12:49 3 pgs
Fees:18.00 Taxes:1147.00
20110520-0038846

ADDRESS NEW OWNER:
Christopher Eric Click
5510 West Shady Trail
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner

MAP	**104-11**
GROUP	
PARCEL	**141.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Porter Burnett, III, individually and as Executor under the Last Will and Testament of Mary Fowler Burnett,** deceased, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher Eric Click, unmarried and Kyra L. Fetters, unmarried, as joint tenants with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN being Lot No. 17 in the Bransford Realty Company's Subdivision of Edgar Jones Home Place, of record in Book 421, page 7, said Register's Office.

Being the same property devised to William Porter Burnett, III under the Last Will and Testament of Mary Fowler Burnett, deceased, of record in Will Book 24, page 496, in the Office of the Clerk and Master, Lincoln County, TN, a certified copy of which is being recorded simultaneously herewith as Instr 20110520-0038845

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **2519 Fairfax Avenue, Nashville, Tennessee 37212.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its 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.

WITNESS my hand this **the 22nd** day of **April, 2011.**

William Porter Burnett, III, Executor of the Last Will and Testament of Mary Fowler Burnett

By: _____
William Porter Burnett, III,
Executor

_____
William Porter Burnett, III, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **William Porter Burnett, III, Individually** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the within Warranty Deed for the purposes therein contained AND who, upon oath, acknowledged himself to be **Executor** of **The Last Will and Testament of Mary Fowler Burnett**, the within named bargainor, and with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of April, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.