WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
[illegible] Blvd, Suite 175
[illegible] 37215

BILL GARRETT, Davidson County
Trans: T20110034715 DEEDWARR
Recvd: 06/10/11 08:23 2 pgs
Fees: 13.00 Taxes: 499.50
20110610-0044422

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **May, 2011**

Notary Public
MY COMMISSION EXPIRES: 7.3.12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Taylor	New Owner	142050A08700CO
(NAME)	(NAME)	
416 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Anne B. Koellein, Executrix of **The Estate of Christine Weber Burkitt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea Taylor**, unmarried, 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:

Land in Davidson County, Tennessee, BEING Unit No. P-!, together with Carport designated No. P-!-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee, to which reference is herby made.
Being the same property conveyed to S.D Burkitt and wife, Christine Weber Burkitt by Warranty Deed from Morris Kraft and wife, Reba J. Kraft, dated February 27, 1987 and filed of record in Book 7151, page 988, Register's Office of Davidson County, Tennessee. S. D. Burkitt died on 9/15/96 leaving Christine Weber Burkitt as surviving tenant by the entirety. Christine Weber Burkitt died testate on 7/8/10 and by Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 10P-1090, the property herein described was devised to Anne B. Koellein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 416 Plantation Court, Nashville, TN 37221

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 our hands this 31st day of May, 2011.

The Estate of Christine Weber Burkitt

By Anne B Koellein
Anne B. Koellein, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Anne B. Koellein, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix for The Estate of Christine Weber Burkitt and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Christine Weber Burkitt.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2011.

Kelly Ann Callaghan
NOTARY

MY COMMISSION EXPIRES: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON