WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Box 13
#16412

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
Henry Redd	SWBC Mortgage Corporation	04900013200
(NAME)	(NAME)	
5134 Buena Vista Pike	213 Overlook Circle Ste A-4	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Brentwood, TN 37037	
(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, Robert P. Burkett and wife, Vera L. Burkett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Redd, 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:

A small tract of land in the 12th District of Davidson County, Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor, March 27, 1953, as follows:

Beginning at a point in the center line of Buena Vista Pike 253.6 feet north of the northwest corner of the school lot, being the northwest corner of the property conveyed to Saad by deed of record in Book 2103, Page 298, Register's Office for said County; thence with Saad's north line, North 71 deg. 30' East 570 feet to the center line of Whites Creek; thence with the center line of the same North 18 deg. East 110 feet more or less to a point; thence South 74 deg. 15' West 640 feet to a point in the center line of Buena Vista Pike; thence with the center line of the same South 20 deg. 45' East 125 feet to the point of beginning, containing 1.45 acres, more or less.

Being the same property conveyed to Robert P. Burkett and wife, Vera L. Burkett, by deed of record in Book 11165, Page 943, 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 5134 Buena Vista Pike, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20110040380 DEEDWARR
Recvd: 07/06/11 10:31 2 pgs
Fees:13.00 Taxes:481.00
20110706-0051564

Witness our hands this 29th day of June, 2011.

Robert P. Burkett

Vera L. Burkett

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 Robert P. Burkett and Vera L. Burkett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2011.

Commission expires:

Notary Public

