BILL GARRETT, Davidson County
Trans: T20110040594 DEEDWARR
Recvd: 07/07/11 08:57 2 pgs
Fees: 13.00 Taxes: 296.00
20110707-0051873

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00
Richard Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2011
Karen McCalla
Notary Public
MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

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
Christopher W Fusse	NEW OWNER	16203000900
(NAME)	(NAME)	
5028 Olivia Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Janet P Burr**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher W. Fusse , 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:

Being Lot No. 21 on the Plan of Colewood Acres, Section 1, of record in Book 3700, page 59 (erroneously referenced in prior deed as page 58), Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 75.05 feet on the easterly side of Olivia Drive and extends back 132 feet on the northerly line and 120.8 feet on the southerly line to a dead line in the rear of which it measures 101.98 feet.

Being the same property conveyed to Billy D. Burr et ux Janet P. Burr by Deed from Wayne A. Petty et ux Donna L. Petty dated 11/10/72 and recorded in Book 4655, page 56, in the Register's Office of Davidson County, Tennessee. Billy D. Burr having since died August 26, 2009 leaving Janet P. Burr as surviving tenant by the entirety.

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 5028 Olivia Drive, Antioch, TN 37013

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 **1st** day of **July, 2011**

Janet P Burr

Janet P Burr

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Janet P Burr**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **July, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN LAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON