WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060532 DEEDWARR
Recvd: 09/29/11 09:55 2 pgs
Fees:13.00 Taxes:406.78

20110929-0075409

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Burdine	Anthony Burdine	075120A09700CO
(NAME)	(NAME)	
5116 Greer Station Drive	5116 Greer Station Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aaron M. Springer unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anthony Burdine and Lekisha Burdine, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 138, on the Plan of Section Two, Greer Meadows at Cedar Creek, of record in Plat Book 9700, Page 601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Aaron M. Springer, unmarried by Deed from Car Car Development Inc., a Tennessee Corporation, dated 09/08/2005 and filed for record on 09/13/2005 in Instrument 200509130109799, Register's Office for Davidson County, Tennessee.
The said Aaron M. Springer and Aaron Springer are on in the same person.
The said Michael Springer signing as POA is one in the same as Michael C. Springer.

All matters as set forth per Plat Book 9700, Page 601, said Register's Office.

Restrictive Covenants of record in Book 10802, Page 402, said Register's Office.

Easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 7031, Page 955, said Register's Office.

Grant of Easement of record in Book 7037, Page 853, said Register's Office.

Deed of Conveyance of record in Book 11497, Page 595, said Register's Office.

Driveway Easement of record in Instrument 200510040119163, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5116 Greer Station Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of September, 2011.

Aaron M Springer (BY) Michael C Springer ATTY IN FACT
Aaron M. Springer by Michael Springer atty in fact

State of Tennessee
County of Wilson

On this 9th day of September, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Springer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Aaron M. Springer, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20110929-0075408, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of September, 2011.

Lissa Groom
Notary Public
My Commission Expires: 11-5-2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122