BILL GARRETT, Davidson County
Trans:T20110070561 DEEDWARR
Recvd: 11/08/11 13:39 2 pgs
Fees:13.00 Taxes:273.80

20111108-0087367

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2011

Jennifer A. Hoffman
Notary Public

MY COMMISSION EXPIRES: 7/26/2015

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tania Perez	SunTrust Mortgage, Inc.	04203008400
(NAME) 1004 North Graycroft Avenue	(NAME) 401 Commerce St, Ste 6500	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37219	
(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,

WILLIAM MARVIN BURKHARDT, ADMINISTRATOR AND HEIR-AT-LAW, ELLEN MARIE RIDGE, HEIR-AT-LAW AND CAROLE LANE KEITH, HEIR-AT-LAW FOR THE ESTATE OF BARBARA ANN BURKHARDT JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TANIA PEREZ, 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 Lot No. 66 on the Plan of Primrose Acres, as of record in Book 2663, Pages 106 and 107; Register's Office for said County.

Said Lot No. 66 fronts 100 feet on the southeasterly side of Graycroft Avenue and extends back 214.4 feet on the northeasterly line and 212.8 feet on the southwesterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Barbara Ann Burkhardt Jones, by a Final Decree of Divorce from James Dorris Jones., as of record in Book 5718, Page 526, Register's Office for Davidson County, Tennessee. The said Barbara Ann Burkhardt Jones having since died intestate on April 1, 2011 leaving the said William Marvin Burkhardt, Ellen Marie Ridge and Carole Lane Keith as her sole surviving heirs at law.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1004 North Graycroft Avenue, Madison, TN 37115

(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

Witness my/our hand(s) this 19th day of October, 2011.

William Marvin Burkhardt
William Marvin Burkhardt, Administrator

Ellen Marie Ridge
Ellen Marie Ridge, Heir-at-Law

William Marvin Burkhardt
William Marvin Burkhardt, Heir-at-Law

Carole Lane Keith
Carole Lane Keith, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Marvin Burkhardt with whom I am personally acquainted, and who upon oath acknowledged himself to be the Administrator of ESTATE OF BARBARA ANN BURKHARDT JONES, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ESTATE OF BARBARA ANN BURKHARDT JONES by himself as Administrator.

Witness my hand and official seal at on this 19 day of October, 2011

Commission expires:

March 10, 2012

Notary Public

NADENE H. DURHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, William Marvin Burkhardt, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of October, 2011.

My Commission Expires:

March 10, 2012

Notary Public

NADENE H. DURHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Carole Lane Keith, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of October, 2011.

My Commission Expires:

March 10, 2012

Notary Public

NADENE H. DURHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Ellen Marie Ridge, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of October, 2011.

My Commission Expires:

March 10, 2012

Notary Public

NADENE H. DURHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY