WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075034 DEEDWARR
Recvd: 11/29/11 13:09 2 pgs
Fees:13.00 Taxes:1295.00
20111129-0092688

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2011

Notary Public:

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael T. Hill	NEW OWNER	Parcel ID:
1142 Crater Hill Dr.		13011005400
Nashville, TN 37215		

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, we

James Mitchell Burgeson, Devisee Under the Will of Robert Charles Burgeson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael T. Hill and wife, Jennifer A. Hill

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 the 7th, formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the plan of the Carter and King Lands, as of record in Book 57, Page 99, Register's Office for said County, being Lot No. 24 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard, at the corner of Lots Nos. 23 and 24 on said unrecorded plan; thence with the line between said two lots, eastwardly 250 feet; thence southwardly 100 feet to the northerly margin of Forsythe Place, extended; thence with said Place, westwardly 225 feet to the beginning of a curve; thence around said curve, in a northwesterly direction 39.3 feet to the easterly margin of Lynwood Boulevard; thence with said Boulevard; northwardly 75 feet to the beginning.

Being the same property conveyed to Robert C. Burgeson and wife, Caroline P. Burgeson by deed from Richard J. Clay and wife, Esther V. Clay, of record in Book 4142, Page 27, dated June 15, 1967, Register's Office for said County. The said Caroline P. Burgeson predeceased Robert C. Burgeson who died on October 20, 2009, leaving as his heir the Grantor herein. Reference is made to File #10P-39 in the Davidson County Probate Court.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 57, Page 99, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 912 Lynnwood Blvd., Nashville, TN 37205

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 hand this 23rd day of November, 2011.

James Mitchell Burgeson

James Mitchell Burgeson, Devisee Under the Will of Robert Charles Burgeson

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 James Mitchell Burgeson, Devisee Under the Will of Robert Charles Burgeson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2011.

My Commission Expires: 11/7/12

Notary Public

