BILL GARRETT, Davidson County
Trans:T20110076020 DEEDWARR
Recvd: 12/02/11 09:03 2 pgs
Fees:13.00 Taxes:1302.40
20111202-0093841

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2011.

Notary Public
My commission expires: 11/07/12

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1011-84366

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven M. Burghart	SunTrust Mortgage, Inc.	121-00-0-080
1526 Pleasant Hill Road	401 Commerce Street, Ste 6100	
Nashville TN 37210	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Carroll, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven M. Burghart and Kimberlee A. Burghart, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Third Civil District of Davidson County, Tennessee, as described according to a survey by Barry Greer & Associates, dated November 15, 1978, and being a portion of the original Tract No. 3 on a survey by Barry Greer dated September 12, 1977, as follows:

Beginning at a point on the easterly margin of Pleasant Hill Road, being North 5 degrees 44' East 1045 feet more or less from Couchville Pike, thence with said easterly margin of Pleasant Hill Road S 5 degrees 44' W, 262 feet, thence S 00 degrees 50' E 386 feet, thence S 72 degrees 36' E, 288.45 feet, thence N 73 degrees 20' E, 338.8 feet, thence N 5 degrees 59' E, 160.4 feet, thence N 84 degrees 15' 34" W, 981.16 feet, to the point of beginning.

For informational purposes only: The prior deed references that the property contains 5.49 acres, more or less.

Included in the above description but excluded from this conveyance is a portion of the above described premises one eighth of an acre of ground formerly used as a burying ground or graveyard which is about one hundred and fifty yards, more or less, in a northeasterly direction from the residence situated on said property which graveyard is excluded from this conveyance as the conveyors do not claim ownership of said one eighth of an acre of ground occupied by said grave, all as referred to in deed of record in Book 534, Page 600, Register's Office for Davidson County, Tennessee, in deed from E. B. Parkerson, et ux, to Victor Walker.

Being the same property conveyed to James C. Carroll and wife, Sherry M. Carroll by deed from Jack Dedman and wife, Shelby Dedman dated August 3, 1994, recorded August 11, 1994 in Book 9434, Page 119, Register's Office for Davidson County, Tennessee. Sherry M. Anders Carroll conveyed subject property to James C. Carroll by Quitclaim Deed dated August 23, 2001, recorded October 26, 2001 in Instrument No. 20011026-0117309, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1526 Pleasant Hill Road, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28 day of November, 2011.

James C. Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ HE executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28 day of November, 2011.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

