NAME AND ADDRESS OF NEW OWNER:
James Robinson
9213 Shawnee Trail
Brentwood, Tennessee 37029

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map/Parcel 07001008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Burton Enterprises, LLC**, a Tennessee Limited Liability Company, has this day bargained and sold and does hereby transfer and convey unto **James Robinson**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 3, Treppard Heights, Section 11, Resubdivision of Lots 42-43, of record in Plat Book 3842, page 26, Register's Office for Davidson County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Burton Enterprises, LLC by deed appearing of record in Instrument No. 20030521-0069023, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 3234 W. Hamilton Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2011 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 19th day of December, 2011.

BILL GARRETT, Davidson County
Trans:T20110080726 DEEDWARR
Recvd: 12/21/11 09:43 2 pgs
Fees:13.00 Taxes:148.00
20111221-0099549

Burton Enterprises, LLC

By: _____
Barbara Singh, Chief Manager

MR-11383.1

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Barbara Singh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Chief Manager of Burton Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 19th day of December, 2011.

Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$40,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 19th day of December, 2011.

Notary Public

My commission expires: 11/19/13.