WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081963 DEEDWARR
Recvd: 12/28/11 09:23 2 pgs
Fees:13.00 Taxes:636.40
20111228-0101235

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(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
Kevin James Burk	Primelending, A PlainsCapital Company	173160A24900CO
(NAME)	(NAME)	
3964 Stephens Ridge Way	18111 Preston Road, Ste 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(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, we, **Jennifer Showalter and Gerron Showalter,wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin James Burk and wife, Laura Burk**, 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 Lot No. 115 on the Plan of Hidden Creek, Phase 4, Section 2, as of record in Instrument No. 20060627-0076909, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Showalter and Gerron Showalter, wife and husband by Deed dated 09/07/2007 from Beazer Homes Corp, a Tennessee Corporation and filed of record on 09/11/2007 in Instrument No. 200709110108812, Register's Office for said County.

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Instrument No. 200606270076909, Register's Office of said County.
Restrictive Covenants of record in Instrument No. 200205140059176, as amended in Instrument No. 200303130033781, Instrument No. 200503080025065, Instrument No. 200608280105538, and Instrument No. 200909080084135, Register's Office of said County.

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 3964 Stephens Ridge Way, Antioch, TN 37013
(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 our hands this 20th day of December, 2011.

Jennifer Showalter

Jennifer Showalter

Gerron Showalter by Jennifer Showalter, his attorney in fact

Gerron Showalter by Jennifer Showalter, his attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Showalter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th Day of December, 2011 .

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 20th day of December, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jennifer Showalter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Gerron Showalter, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111228-0101234, Register's Office of County, Tennessee.

Witness my hand and official seal this 20th Day of December, 2011.

My Commission Expires: 9.2.2013

Tracey Trumphour

Notary Public

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON