# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120002530 DEEDWARR
Recvd: 01/11/12 11:24 2 pgs
Fees:13.00 Taxes:654.90
20120111-0002887

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$177,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2012.

Notary Public

My commission expires:

(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.
MY COMMISSION EXPIRES JULY 29, 2013

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Richard H. Burrus & Deborah L. Burrus** | Profico Mfg. Ventures, LLC | **Map 149-15-0-A Parcel 094.00co** |
| **2616 Welshcrest Drive** | 110 E. Hillcrest Street | |
| **Antioch, TN 37013** | Orlando, FL 32801 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Steven Michael Ingram and wife, Ashley E. Ingram**

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

**Richard H. Burrus,** and Deborah L. Burrus, husband and wife

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. 124 on the Plan of Cambridge Forest, Section Three, of record in Plat Book 11700, Page 44, 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 Steven Ingram, unmarried, by Deed dated April 3, 2009 from Michael J. Phillips and wife, Jill Phillips, of record in Instrument No. 20070605-0067155, Register's Office for Davidson County, Tennessee and further conveyed to Steven Michael Ingram and wife, Ashley E. Ingram, by Quitclaim Deed dated April 3, 2009, from Steven Ingram and Jennifer Johnson, Trustee, of record in Instrument No. 20090413-0032684, said Register's Office.**

**This instrument is being executed on behalf of Ashley E. Ingram, pursuant to a Power of Attorney executed by same on the ____ day of December, 2011, of record in Instrument No. 20120111000 2886 Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__x__) Unimproved (____) property, known as **2616 Welshcrest Drive, Antioch, TN 37013**

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 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 **6th** day of **January, 2012.**

Steven Michael Ingram

**Steven Michael Ingram**

Ashley E Ingram Steven Michael Ingram Attinfact

**Ashley E. Ingram by Steven Michael Ingram, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Steven Michael Ingram,** the within named seller, 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 **6th** day of **January, 2012.**

**Notary Public**

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 2/24/13

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Steven Michael Ingram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ashley E. Ingram**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ashley E. Ingram**, for the purpose therein contained, by signing the name of **Ashley E. Ingram**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **January, 2012.**

**Notary Public**

**My Commission expires:** 2/24/13

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.