WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$91,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of March, 2012

Notary Public

My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/02/12 11:21 2 pgs
Fees:13.00 Taxes:336.70
20120302-0018440

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Burkett Homes, Inc.	New Owner	07203001900
P.O. Box 31614		
Clarksville, TN 37040		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Monica Forrisdahl and Christopher Hall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Burkett Homes, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 254 on the Plan of Inglewood Place, a plan of which is of record in Book 332, page 101, Register's Office for said County.

Said Lot No. 254 fronts 114 feet, more or less on the northerly side of Stratford Avenue and run back between parallel lines, 149.8 feet, more or less, on the east side and 188.6 feet, more or less, on the west side to a dead line.

Being the same property conveyed to Evelyn Ammons and Peggy Jean Hall as joint tenants with right of survivorship. The said Evelyn Ammons having since died on 3/31/91 and Peggy Jean Hall having since died on 12/3/09 in testate and by Affidavit of Heirship the property has been vested to her heirs, Monica Forrisdahl and Christopher Hall as shown in Instrument Number 20100304-0016739, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 in the estimated amount of $1,335.04 for County and subsequent years, for Map & Parcel 07203001900, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 101, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7812, page 404, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4281, page 179, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1327 Stratford Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 1, 2012.

Monica Forrisdahl

Christopher Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Monica Forrisdahl and Christopher Hall** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 1st day of March, 2012.

My commission expires 1-10-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY