BILL GARRETT, Davidson County
Trans:T20120018484 DEEDWARR
Recvd: 03/14/12 08:18 2 pgs
Fees:13.00 Taxes:355.20
20120314-0021740

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lorraine Haugen
819 Allen Road
Nashville, TN 37214

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 096-14-0
PARCEL 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Karen L. Hill, Conservator for Fostena P. Burnette,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lorraine Haugen, unmarried and Robert Haugen, married, as joint tenants with right of survivorship,** 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 732 on the Plan of Cloverhill, Section 9, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Hurt Drive at the corner of Lots Nos. 731 and 732; thence with the line between said two lots northeastwardly 166.17 feet to a point in the southern boundary line of Lot No. 733; thence with the line between Lots Nos. 732 and 733, northwestwardly 157 feet to the easterly margin of Allen Road; thence with same southwestwardly 130 feet to the beginning of a curve; thence with said curve with a radius of 20 feet, southeastwardly 31.42 feet to the northeasterly margin of Hurt Drive; thence with same southeastwardly 100 feet to the beginning.

Being the same property conveyed to F. C. Burnette, Jr., and wife, Fostena P. Burnette, by Warranty Deed from Wayne C. Hoover, Sr., and wife, Junetta A. Hoover, dated November 5, 1957 and filed of record in Book 2703, Page 517, Register's Office for Davidson County, Tennessee. The said F. C. Burnette, Jr. has since died, leaving the said Fostena P. Burnette as the surviving tenant by the entirety. This deed is executed on behalf of Fostena P. Burnette by Karen L. Hill, as Conservator, pursuant to Court Order in Docket No. 11P1317, in the Probate Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2145, Page 262; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 44, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **819 Allen Road Nashville, TN 37214.**

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 and assigns, forever; and we do covenant with 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 our hands this 2nd day of March, 2012.

Karen L. Hill Conservator

Karen L. Hill, Conservator for Fostena P. Burnette

STATE OF Tennessee
COUNTY OF Wilson

On this 2nd day of March, 2012, before me personally appeared Karen L. Hill, Conservator, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained as Conservator on behalf of Fostena P. Burnette, and who acknowledged that she executed the same as the free act and deed of Fostena P. Burnette.

Witness my hand and official seal this 2nd day of March, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

Lorraine Hargen
AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16