BILL GARRETT, Davidson County
Trans:T20120029524 DEEDWARR
Recvd: 04/23/12 14:20 2 pgs
Fees:13.00 Taxes:212.75
20120423-0034598

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Affiant

Subscribed and sworn to before me, this 12 day of April, 2012.

Notary Public:
My Commission Expires: 11/20/2012

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michele J. Burks 112 Stillwater Trail Hendersonville, TN 37075	new owner	060150000900

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, I/we, **MARK A, HAFNER, Trustee of The Mark A, Hafner Fanily Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHELE J. BURKS, MARRIED**, hereinafter called the Grantee, HER heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lots No. 10 on the Plan of a subdivision of the Len K. Hart property, as of record in Book 421, Page 16 Register's Office for said County. Said Lots No. 10 fronts 117 Feet on the Northerly side of Lemuel Drive and runs back 305 Feet on the Westerly line and 332 Feet on the Easterly line to the Southerly line of Lot No. 5, measuring 109 Feet thereon.

Being the Same property conveyed to Mark A. Hafner, Trustee of The Mark A. Hafner Family Trust by Special Warranty Deed from Pinnacle National Bank on March 29, 2012 and recorded on March 30, 2012 in Instrument Number 20120330-0027042, Register's Office for Davidson County, Tennessee.

This legal description is the same as the previously recorded Deed.

The Preparer of this Warranty Deed did not perform a title search in conjunction with this conveyance.

This is improved property, known as: 115 Lemuel Drive, Nashville, TN 37207

This Conveyance is Subject to:

Any and all plats, easements, restrictions, and other matters of record.

Conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2012 and subsequent years.

Any visible and unrecorded easements, building regulations and zoning regulations.

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of April, 2012.

The Mark A. Hafner Family Trust

By: _____
Mark A. Hafner, Trustee

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Mark A. Hafner**., in his capacity as Trustee of the Mark A. Hafner Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of April, 2012.

Commission Expires: 11/20/12

_____
Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Sutherland Law Office
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075