WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 05/05/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Burch	new owner	116-05-0-020.00
(NAME)	(NAME)	
159 Davidson Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David M. Pack, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R. Burch and wife, Carey N. Burch, 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(s) 335, as shown on the map entitled the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID M. PACK AND WIFE, RUTH D. PACK, by deed from DAVID M. EPSTEIN AND WIFE, AUDREY R. EPSTEIN, of record in Book 4418, page 771, dated May 19, 1970, said Register's Office. The said David M. Pack having predeceased Ruth D. Pack on or about June 29, 1996. The said Ruth D. Pack having since died intestate on or about June 30, 2011 leaving David Massey Pack, Jr. and Pamela Pack Thompson her sole heirs at law of record in Affidavit of Heirship of record as Instrument No. 20110801-0058942, said Register's Office. Pamela Pack Thompson having conveyed her interest to David M. Pack, by Quitclaim Deed of record as Instrument No. 20111229-0101638, dated December 21, 2011, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the map entitled the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, said Register's Office; and any and all restrictions and easements of record.

Ann Dillon Pack, spouse of David M. Pack, joins in the execution of this instrument to convey her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 159 Davidson Rd., Nashville, TN 37205

(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 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.

BILL GARRETT, Davidson County
Trans:T20120044805 DEEDWARR
Recvd: 06/18/12 12:54 2 pgs
Fees:13.00 Taxes:1350.50
20120618-0053206

Witness our hands this 15th day of June, 2012.

David M. Pack

Ann Dillon Pack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Pack and wife, Ann Dillon Pack, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 15th day of June, 2012.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.