WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045441 DEEDWARR
Recvd: 06/20/12 10:07 2 pgs
Fees:13.00 Taxes:3182.00
20120620-0053930

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-KW-12-2413

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Curley, Trustee und	SAME (NAME)	
2413 Valley Brook Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-09-0D-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we M. TERRY BURKHALTER AND PEGGY C. BURKHALTER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN C. CURLEY, TRUSTEE UNDER TRUST AGREEMENT F/B/O VIRGINIA BURBANK FOSTER U/A/D APRIL 29, 1983, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT A AND PRIVATE ELEMENT PARCEL 1, TAX PARCEL 1, OF CITY FARM TOWNHOUSES, A PLANNED UNIT DEVELOPMENT CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY INSTRUMENT OF RECORD IN BOOK 7354, PAGE 711, AS AMENDED IN BOOK 8010, PAGE 699, AND AS FURTHER AMENDED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 8362, PAGE 322, AS AMENDED IN BOOK 8496, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS AMENDED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID PARCEL, WHICH IS FURTHER SHOWN AS UNIT A AND PRIVATE ELEMENT PARCEL 1.

BEING THE SAME PROPERTY CONVEYED TO M.TERRY BURKHALTER AND WIFE, PEGGY C. BURKHALTER BY QUITCLAIM DEED FROM MICHAEL D. SONTAG OF RECORD AT INSTRUMENT NO. 20010314-0024436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2001.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; AND B) INSTRUMENTS OF RECORD IN BOOK 7354, PAGE 711; BOOK 8010, PAGE 699; BOOK 8362, PAGE 322; BOOK 8496, PAGE 87; BOOK 7354, PAGE 719; BOOK 8364, PAGE 105; SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2413 Valley Brook Road, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of June, 2012.

M. Terry Burkhalter

Peggy C. Burkhalter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Terry Burkhalter and Peggy C. Burkhalter, the within named bargainor, 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 the 13th day of June, 2012.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903