Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2012.

Notary Public
My commission expires: ~~11/22/14~~ 8-16-14

04-1204-54316

Address of New Owner:	Send Tax Bills to:	Tax Information
Blake A. Burnett	PRIME LENDING	162-03-0 342.00
104 Tasmen Court	18111 PRESTON RD STE 900	
Antioch TN 37013	DALLAS, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Jean Dangerfield, an unmarried woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Blake A. Burnett and wife, Tiffany Burnett, hereinafter called the Grantees, their successors 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 No. 121, on the Plan of Haywood Hills, Section 4, of record in Plat Book 4675, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Dangerfield and wife, Mary Jean Dangerfield, by deed from Dennis J. Phillips and wife, Lynne S. Phillips, dated December 1, 1987 and recorded December 7, 1987, of record in Book 7420, Page 234, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Jean Dangerfield by Quitclaim Deed from Kenneth R. Dangerfield, dated January 19, 2012 and recorded January 30, 2012, of record in Instrument No. 20120130-0008081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Tasmen Court, Antioch, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120046849 DEEDWARR
Recvd: 06/25/12 15:28 2 pgs
Fees:13.00 Taxes:351.50
20120625-0055636

WITNESS my hand this 19th day of June, 2012.

Mary Jean Dangerfield

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jean Dangerfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of June, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

