WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120046983 DEEDWARR
Recvd: 06/26/12 09:35 2 pgs
Fees:13.00 Taxes:462.87
20120626-0055797

TAHIRA J. PYSZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burkett Homes, Inc.	Burkett Homes, Inc.	83-14/299.00
(NAME)	(NAME)	
406 South 17th Street	P.O. Box 3164	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37206	
(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, I, Nadine McCaulley, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Burkett Homes, Inc., 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, described as follows:

Tract I: Being part of Lot No. 102 in the Edgefield Land Company's First Subdivision of East Nashville, Tennessee, a plat of which subdivision is of record in Book 57, page 130, Register's Office, Davidson County, Tennessee.
Said part of Lot No. 102 fronts 50 feet on the West side of 17th Street extends back between parallel lines along the South side of an alley, 50 feet to the West boundary line.

Tract II: Being part of Lot No. 103 in the Edgefield Land Company's First Subdivision of East Nashville, Tennessee, a plan of which subdivision is of record in Book 57, page 130, Register's Office, Davidson County, Tennessee.
Said part of Lot No. 103 is a rectangular plat of ground lying on the Northeast corner of the said lot; the said rectangular plat fronts 25 feet on the South side of an alley; and runs back between parallel lines, along the West side of the plat of ground heretofore described as being a part of Lot No. 102 of said subdivision, 55 feet to the South boundary line.

unimproved ☐

This is improved ☒ property, known as 406 South 17th Street, Nashville, TN 37206
(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.

Witness my hand this 22nd day of June, 2012.

Nadine McCaulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Witness my hand and official seal at Franklin, Tennessee this 22nd day of June, 2012.

Commission expires: ~~July 29, 2013~~

Tahira I. Pyszksa Notary Public

