but could not be reproduced.

Bill Garrett

Bill Garrett Davidson County Register of Deeds

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051829 DEEDWARR
Recvd: 07/13/12 13:49 2 pgs
Fees:13.00 Taxes:832.50
20120713-0061819

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2012.

Laurie M Harris
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Burks	Regions Mortgage	146040149
(NAME)	(NAME)	
4801 Briarwood Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ashlee Lawson , married,** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John T. Burks and Emily L. Burks , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 38 on the Plan of Elysia Meadows Addition, Section 2, of record in Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ashlee Lawson by Deed from Michael R. Gerlach and wife, Melissa Jean Qualls Gerlach, dated 08/28/2003 and filed for record on 09/15/2003 in Instrument 200309150135064, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

All matters as set forth per plat of record in Book 2663, Page 101, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4801 Briarwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

thereto belonging to the said GRANTEE(S), their heirs and/or 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/or 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 25th day of June, 2012.

Ashlee Lawson

State of Tennessee
County of Williamson

Personally appeared before me Ashlee Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY