RETURN TO:
RADIANT TITLE, LLC
705 GATE LN. #202
KNOXVILLE. TN 37909

WARRANTY DEED

JANET E. NEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,428.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY 2012

Notary Public:

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Radiant Title, LLC, 705 Gate Lane, Suite 202, Knoxville, TN 37909

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duncan Burkhardt	Duncan Burkhardt	06509011300
(NAME)	(NAME)	
4813 Shasta Dr.	4813 Shasta Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Robert L. DePriest and Donna B. DePriest, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duncan Burkhardt, Unmarried, 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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to 1) any and all restrictions and or easements 2) zoning regulations 3) taxes that have been assumed by the Grantee herein.

This is improved (unimproved) X property, known as 4813 Shasta Dr., Old Hickory, TN 37138
(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 our hands this 27TH day of JULY 2012

Robert L. DePriest

Donna B. DePriest

STATE OF TENNESSEE

COUNTY OF KNOX

On this 27th day of July 2012, before me personally appeared Robert L. DePriest and Donna B. DePriest, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Knoxville, Tennessee this 27TH day of JULY 2012

My Commission expires: 1/27/15

Notary Public

JANET E. NEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

BILL GARRETT, Davidson County
Trans:T20120059636 DEEDWARR
Recvd: 08/10/12 13:38 2 pgs
Fees:13.00 Taxes:464.09

20120810-0071723

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 403 on the plan of Section 4, Sherwood Forest, of record in Book 4460, pages 182 & 183, Register's Office for Said county.

Said Lot No. 403 fronts 85.0 feet on the southeasterly margin of Shasta Drive and extends back 275.02 feet on the southeasterly line and 266.83 feet on the northeasterly line to a line in the rear, measuring 120.56 feet thereon.

SUBJECT to all matters appearing on the plat of record in Book 4460. page 182 and 183; and any restrictions, easements or setback lines ancillary thereto, said Register's Office.

SUBJECT to the terms, conditions, easements as set forth in the Declaration of Restrictive Covenants for Sherwood Forest Subdivision of record in Book 4704, page 448 and Book 6115, page 34 said Register's Office.

Being the same property conveyed to Robert L. DePriest and wife, Donna B. DePriest by Warranty Deed from Kenneth J. Tushcl and wife, Jeanne A. Tuschl dated October 9, 1986 and recorded October 13, 1986, filed of record in Book 7007, page 607, said Register's Office.

Tax and Parcel ID: 06509011300

Common Address: 4813 Shasta Dr., Old Hickory TN 37138, Davidson County