This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0426-D

BILL GARRETT, Davidson County
Trans:T20120064572 DEEDWARR
Recvd: 08/29/12 08:30 2 pgs
Fees:13.00 Taxes:1159.47
20120829-0077772

WARRANTY DEED

Address of New Owners:
Mr. Jackson D. Lowery
113 39th Avenue North
Nashville, TN 37209

Send Tax Bills To:
SunTrust Mortgage, Inc.
901 Semmes Ave
Richmond, VA 23224

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,
Michael S. Burke, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Jackson D. Lowery, 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of West Grove Subdivision, of record in Book 421, Page 87, in the Register's Office of Davidson County, Tennessee, said Lot 65 fronts 50 feet on the Westerly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Michael S. Burke, unmarried, and Stephanie V. Watson, unmarried, by deed from Gerald D. Allison, dated January 4, 2000, and of record in Instrument Number 20000105-0001434, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Michael S. Burke, by Quitclaim Deed from Stephanie W. Burke also known as Stephanie Watson Burke and formerly known as Stephanie V. Watson, dated May 2,2 008, and of record in Instrument Number 20080505-0046239, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of 39th Avenue North and alley #1157.

This property is subject to all matters shown on a plat of record in Plat Book 421, Page 87, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 113 39th Avenue North, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 24th day of August, 2012.

Michael S. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Burke, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2012.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $318,370.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2012.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 8, 2016

Map: 104 05
Parcel: 14.00