RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

G-VRES-12-51

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenley S. Smith	Prime Lending, A PlainsCapital Company	
51 Park Crescent Circle	(NAME) 3343 Aspen Grove Dr. St. 220	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	131-06-0C-45.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GARY S. BURR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENLEY S. SMITH, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 77 ON THE PLAN OF BURTON HILLS ESTATES TRACT 9, OF RECORD IN BOOK 6250, PAGE 596, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARY S. BURR, UNMARRIED BY DEED FROM GEORGE DEZEVALLOS AND WIFE, SANDRA LOUISE DEZEVALLOS OF RECORD IN INSTRUMENT 20020830-0105152, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 29, 2002. GARY S. BURR HAVING SINCE MARRIED. HIS SPOUSE, GEORGIA MIDDLEMAN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 596 AND BOOK 6250, PAGE 978; BOOK 6517, PAGE 522, BOOK 6644, PAGE 23, BOOK 6691, PAGE 593, BOOK 6778, PAGE 532, BOOK 6778, PAGE 536, BOOK 6911, PAGE 120, BOOK 6917, PAGE 730, BOOK 7046, PAGE 520, BOOK 7076, PAGE 691, BOOK 7146, PAGE 188, BOOK 9882, PAGE 733 AND INSTRUMENT 200407120082567; BOOK 6326, PAGE 588; BOOK 6917, PAGE 706; BOOK 4298, PAGE 491; BOOK 6517, PAGE 505 AND BOOK 6921, PAGE 216, BOOK 6665, PAGE 1, BOOK 6921, PAGE 210, BOOK 6517, PAGE 511 AND BOOK 6921, PAGE 214; BOOK 6470, PAGE 373 AND BOOK 6655, PAGE 47; BOOK 8653, PAGE 51; INSTRUMENT 200711140133705; BOOK 8587, PAGE 256; BOOK 2854, PAGE 108, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 51 Park Crescent Circle, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and 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 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:T20120064724 DEEDWARR
Recvd: 08/29/12 10:50 2 pgs
Fees:13.00 Taxes:3145.00

20120829-0077933

Witness my/our hand(s) this 20th day of August, 2012.

Gary S. Burr

Georgia Middleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary S. Burr and Georgia Middleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903