BILL GARRETT, Davidson County
Trans:T20120066121 DEEDWARR
Recvd: 09/04/12 14:12 2 pgs
Fees:13.00 Taxes:388.50
20120904-0079695

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File # 12691SM

FROM: GABE MARTIN, A SINGLE PERSON

TO: DOUGLAS F. BURNS AND WIFE, SARA S. BURNS

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100--- ($105,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, GABE MARTIN, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said DOUGLAS F. BURNS AND WIFE, SARA S. BURNS, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, State of Tennessee, being described as follows, to wit:

Unit No. 5767 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for said County, amendment to Master Deed in Book 5545, Page 510, By-Laws in Book 5524, Page 424, and amendment to By-Laws in Book 5537, Page 988, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Subject to plat of record in Book 5200, Page 219, Book 5200, Page 230 and Book 5200, Page 261 all of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gabe Martin by Warranty Deed from Chris Keith and wife, Julie M. Keith, recorded on the 3rd day of May, 2007 in Instrument No. 20070503-0053237, in the Register's Office of Davidson County, Tennessee.

MAP 160-14, GROUP B, PARCEL 67.00

PROPERTY ADDRESS: 5767 BRENTWOOD TRACE, BRENTWOOD, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said DOUGLAS F. BURNS AND WIFE, SARA S. BURNS, their heirs and assigns forever. And I do covenant with the said DOUGLAS F. BURNS AND WIFE, SARA S. BURNS, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except restrictions and conditions as setout above.

GBM

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to DOUGLAS F. BURNS AND WIFE, SARA S. BURNS, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 31st DAY OF August, 2012.

GABE MARTIN

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of August, 2012, before me personally appeared GABE MARTIN, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Franklin, in the State of Tennessee.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC SEAL LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 5/29/13

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2012.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC SEAL LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 5/29/13

NEW OWNER(S): DOUGLAS F. BURNS AND WIFE, SARA S. BURNS
ADDRESS: 387 Henryville Rd., Ethridge, TN. 38456

SEND TAX BILLS TO:
Douglas F. Burns
387 Henryville Rd.
Ethridge, TN. 38456

MAIL RECORDED DOCUMENT TO:
Same