BILL GARRETT, Davidson County
Trans:T20120070315 DEEDWARR
Recvd: 09/18/12 13:11 2 pgs
Fees:13.00 Taxes:617.90
20120918-0084783

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2012.

Notary Public

My commission expires: 3/16/14

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ANTHONY L. HOWELL** | BB&T | **172120B37200CO** |
| **2821 CALL HILL ROAD** | 301 College St. | |
| **NASHVILLE, TN 37211** | Greenville, SC 29601 | |
| | | |

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 ACKNOWLEDGE, WE,

**JOHN W BURKHART, III, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANTHONY L. HOWELL**

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. 469 ON THE PLAN OF SECTION FIFTEEN BRADFORD HILLS, AS OF RECORD IN PLAT BOOK 7900, PAGE 6 AND AMENDED IN BOOK 7900, PAGE 877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN W BURKHART, III, A MARRIED MAN BY QUITCLAIM DEED FROM JOHN W BURKHART III, UNMARRIED DATED 02/03/11 AND RECORDED ON 03/03/11 IN INSTRUMENT NO. 20110303-0017035, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 877, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

EASEMENT, RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHT OF WAYS, LIMITATIONS, AS STATED AND RECORDED IN DEED DATED MARCH 25. 2006, RECORDED MARCH 3, 2006 AS INSTRUMENT NO. 20060330-0036152.

This is improved (__X__) unimproved (____) property known as 2821 CALL HILL ROAD, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 12th day of September, 2012.

JOHN W BURKHART, III

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, JOHN W BURKHART, III, the within named Grantors, 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, at office, this 12th day of September, 2012.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013