This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/05/12 11:58 3 pgs
Fees:18.00 Taxes:621.60
20121005-0091426

ADDRESS NEW OWNER:
Gloria Burton
104 Catamaran Court
Nashville, TN 37217

SEND TAX BILL TO:
Owner or Lender

MAP/PARCEL 136-05-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Amy Borchardt, unmarried ,** has this day bargained and sold, and does hereby transfer and convey unto **Gloria Burton,** an Unmarried woman, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bayview, Section Two, of record in Book 9700, page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with Easement of record in Instrument Number 20010315-0024647, Register's Office for Davidson County, Tennessee, dated February 7, 2001.

Being the same property conveyed to Amy Borchardt by Quitclaim Deed from Lee J. Borchardt of record in Instrument Number 20110324-0022867, Register's Office for Davidson County, Tennessee, dated March 11, 2011. See Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennesse, styled Amy Sue Borchardt vs. Lee Joe Borchardt, Case No. 11D-67.

This is improved property known as: **104 Catamaran Court, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made All matters shown on the

AB

Plan of record in Book 9700, page 517, Register's Office for Davidson County, Tennessee. Restrictions in Book 10323 and page 55, amended in Book 10727 and page 268, Book 11019 and page 911, Book 11251 and page 126, Book 11271 and page 163 and Instrument 200201040001403 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of September, 2012

Amy Borchardt

Amy Borchardt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amy Borchardt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of September, 2012.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: 1-04-14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $168,000.00

AFFIANT

Subscribed and sworn to before me this the 28th day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE