WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076293 DEEDWARR
Recvd: 10/08/12 14:37 2 pgs
Fees:13.00 Taxes:1091.50

20121008-0092070

R-KW-12-2206

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

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
April E. Dace	New Owner	
2206 9th Avenue South (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	10513040300

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 M. TERRY BURKHALTER AND PEGGY BURKHALTER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APRIL E. DACE, 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. 4 ON THE PLAN OF MRS. HANNAH TUNE'S SUBDIVISION OF LOT NUMBER 99 IN THE WAVERLY PLACE PLAN OF RECORD IN PLAT BOOK 547, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF 9TH AVENUE, SOUTH, FORMERLY KIRKMAN AVENUE, AND A ALLEY; RUNNING THENCE NORTHERLY WITH THE EASTERLY SIDE OF 9TH AVENUE, SOUTH, 76.0 FEET TO THE SOUTHWEST CORNER OF LOT NUMBER 3 IN SAID SUBDIVISION; THENCE EASTERLY WITH THE LINE BETWEEN LOT NUMBERS 3 & 4, 172.5 FEET TO SAID ALLEY; THENCE SOUTHWESTERLY WITH THE NORTHWESTERLY MARGIN OF SAID ALLEY; 182.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO M. TERRY BURKHALTER AND WIFE, PEGGY BURKHALTER BY DEED FROM DIAMOND PROPERTIES, INC. OF RECORD AT INSTRUMENT NO. 20040225-0021270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 20, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 182 , 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 2206 9th Avenue South, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 5th day of October, 2012.

M. Terry Burkhalter

Peggy Burkhalter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Terry Burkhalter and Peggy Burkhalter, 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 5th day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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