Davidson County DEEDWARR
Recvd: 12/18/12 09:25 3 pgs
Fees:18.00 Taxes:1740.77
20121218-0116315

WARRANTY DEED

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,477.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirkland E. Larson	Same as Owner	86-01-0-078 and 86-01-0-087
(NAME)	(NAME)	
229 Hidden Cove		
(ADDRESS)	(ADDRESS)	2012-1033
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Charles A. Burdeshaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirkland E. Larson, 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:

Tract I:

Land in the 4th Civil District of Davidson County, Tennessee, Being Lot No. 1 of James P. Cella Lands, Section 1, not of record.

Beginning at an iron pin in the southwesterly side of Bonnabrook Drive Northwest corner of the Tenneco Oil Company property; thence with said drive North 55 degrees 28' West 50 feet to an iron pin; thence South 33 degrees 15' West 164.51 feet to an iron pin; thence South 55 degrees 24' East 50 feet to an iron pin; Southwest corner of the Tenneco Oil Company property; thence with said Tenneco's Northwesterly line North 33 degrees 15' East 164.57 feet to the beginning, containing 0.19 acres more or less.

Being the same property conveyed to Charles A. Burdeshaw DDS by deed from M. Roger Hunley of record in Instrument No. 20060512-0056109, Register's Office for Davidson County, Tennessee, dated May 11, 2006 and recorded May 12, 2006.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot Nos. 1 and 3 of Hermitage Professional Mall of record in Book 6200, page 338, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Burdeshaw, individually by deed from Linda M. Wood, beneficiary and Executrix under the Last Will and Testament of Gerald S. Wood, Jr., and Erwin C. Hardison, III, Trustee under the Last Will and Testament of Gerald S. Wood, Jr. of record in Book 10930, page 100, Register's Office for Davidson County, Tennessee, dated May 1, 1998, recorded May 13, 1998.

Subject to: Tract I: Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. Tract II: Easement and Grant of Right of Way of record in Book 5442, Page 628, in the Register's Office for Davidson County, Tennessee. Deed Granting Easement of record in Book 10977, Page 537, in the Register's Office for Davidson County, Tennessee.

This property, known as 105 & 107 Bonnabrook Dr, Hermitage, TN 37076
(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 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 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 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 17th DAY OF DECEMBER, 2012.

Charles A. Burdeshaw

STATE OF Tennessee
COUNTY OF Williamson

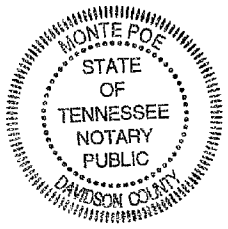
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles A. Burdeshaw, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2012.

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Lynn Meldrum, 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 Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

