WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130015177 DEEDWARR
Recvd: 02/22/13 15:24 2 pgs
Fees:13.00 Taxes:480.63
20130222-0018139

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel . Burns and Robyn Burns	SWBC Mortgage Corporation	119-15-81.00
(NAME)	(NAME)	
152 Lake Park Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, I, Inez S. Tharp, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Dan~~ Burns and wife, Robyn Burns, 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:

~~DAN~~ DANIEL

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Southlake Subdivision, Section 4, of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 80 feet on the North side of Lake Park Drive and runs back 237.32 feet on the westerly line, and 196.8 feet on the easterly line, to a dead line in the rear on which it measures 73.65 feet.

Being the same property conveyed to Milton J. Tharp and wife, Inez S. Tharp, by deed of record in Book 4155 Page 872, Register's Office for Davidson County, Tennessee. The said Milton J. Tharp died on May 8, 1998, hereby leaving the property solely vested in Inez S. Tharp. Inez S. Tharp and Inez Tharp are one and the same person.

Subject to all matters as shown on Plan of Southlake Subdivision of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3460, Page 484, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 152 Lake Park Drive, Nashville, TN 37211

(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 hand this 15th day of February, 2013.

Inez S. Tharp by Sharon Rawlings, Attorney-in-Fact

Inez S. Tharp by Richard L. Tharp, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of February 2013 before me personally appeared Sharon Rawlings, the person who executed the foregoing instrument on behalf of Inez S. Tharp, and acknowledged that she executed the same as the free act and deed of the said Inez S. Tharp, through Power of Attorney granted 09/19/08 by the said Inez S. Tharp.

Witness my hand and official seal at Franklin, Tennessee this 15th day of February, 2013.

Commission expires:

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of February 2013 before me personally appeared Richard L. Tharp, the person who executed the foregoing instrument on behalf of Inez S. Tharp, and acknowledged that he executed the same as the free act and deed of the said Inez S. Tharp, through Power of Attorney granted 09/19/08 by the said Inez S. Tharp.

Witness my hand and official seal at Franklin, Tennessee this 15th day of February, 2013.

Commission expires:

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013