BILL GARRETT, Davidson County
Trans:T20130015820 DEEDWARR
Recvd: 02/26/13 11:16 3 pgs
Fees:18.00 Taxes:197.58
20130226-0018983

This Instrument Prepared By and Return to:
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
3159 Highway 64, Suite 400
Eads, Tennessee 38028

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **21st** day of **February, 2013,** by and between **WILLIAM FREDERICK LEE, JR., married, JEAN ANN SULLINS, married and MARY AMANDA CRABTREE, married,** party of the first part, and **BURKETT HOMES, INC., a Tennessee Corporation,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot 2 of Block B on the Plan of Inglewood Gold Subdivision, as recorded in Book 843, Page 65, in the Register's Office of Davidson County, Tennessee.

The parties of the first part covenant the property herein is not nor has ever been their principal residences and it is not subject to homestead rights of their spouses.

This being part of the same property conveyed to William Frederick Lee and wife, Martha Rubel Lee, as tenants by the entirety in Quit Claim Deed of record at Book 4513, Page 76, in the Register's Office of Davidson County, Tennessee. Said conveyance establishing a Tenancy by the Entireties with a full right of survivorship. Subsequently, Martha Rubel Lee died on or about June 10, 2007 leaving William Frederick Lee as the surviving tenant by the entirety. William Frederick Lee died testate on or about April 12, 2012 and his will was admitted to probate in the Probate Court of Davidson County, Tennessee in Docket Number 12P-795 and closed in the Probate Court of Davidson County, Tennessee on May 21, 2012. Said Will devised the property herein to William Frederick Lee, Jr., Jean Ann Sullins and Mary Amanda Crabtree.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> 2013 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay, Deed Restrictions at Book 963, Page 644 and Book 913, Page 759; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 65; all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William Frederick Lee Jr.
WILLIAM FREDERICK LEE, JR.

Jean Ann Sullins
JEAN ANN SULLINS

Mary Amanda Crabtree
MARY AMANDA CRABTREE

STATE OF TENNESSEE
COUNTY OF Wilson

On this 21st day of **February, 2013**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Lee Frederick, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-1-2016 Jackie Beasley
Notary Public

JACKIE C. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

On this 21st day of **February, 2013**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jean Ann Sullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-1-2016 Jackie Beasley
Notary Public

JACKIE C. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

On this 21st day of **February, 2013**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Amanda Crabtree**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-1-2016 Jackie Beasley
Notary Public

JACKIE C. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF FAYETTE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$53,400.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rose White
Affiant

Subscribed and sworn to before me this the **21st** day of **February, 2013.**

Notary Public

My commission expires: 12-8-2013

ROSEMARIE FIELDS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF FAYETTE
MY COMM. EXP. DEC. 08, 2013

Property Address:
Unimproved Property
Nashville, Tennessee 37210

Mail Tax Bills to:
Burkett Homes, Inc.
Post Office Box 31614
Clarksville, Tennessee 37040

Name and Address of Property Owner:
Burkett Homes, Inc.
Post Office Box 31614
Clarksville, Tennessee 37040

Tax ID Number: 07204008800