BILL GARRETT, Davidson County
Trans:T20130015882 DEEDWARR
Recvd: 02/26/13 13:33 3 pgs
Fees:18.00 Taxes:684.50
20130226-0019129

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Melissa Sridaromont
8513 Sawyer Brown Rd
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**142-9**
GROUP	**D**
PARCEL	**186.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Etzman, unmarried and Anita Etzman, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Melissa Sridaromont and Donald Burwell, wife and husband** 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:

Land in Davidson County, Tennessee, being Unit No. 8513 together with carport designated No. 8513-C on the Plan of River Plantation, Section X, Phase II-B, of record in Plat Book 9700, page 28, Register's Office, Davidson County, Tennessee, together with the appurtenant interest in the common elements of River Plantation, Section X, Phase One, a horizontal property regime established by Master Deed of record in Book 9780, page 284, as amended in Inst No. 20081203-0117317, said Register's Office..

Being the same property conveyed to Sharon Etzman and Anita Etzman, by Quitclaim Deed dated June 29, 2010 from Jack Dabney, Trustee of record in Instrument No. 20100701-0051705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **8513 Sawyer Brown Rd, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **21st** day of **February, 2013.**

Sharon Etzman

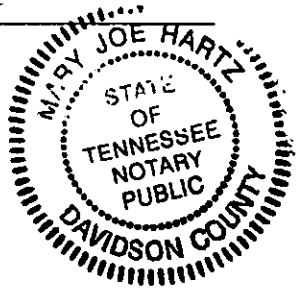
Anita Etzman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon Etzman, unmarried and Anita Etzman, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of February, 2013.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

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

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

