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

BILL GARRETT, Davidson County
Trans:T20130026922 DEEDWARR
Recvd: 04/03/13 11:03 3 pgs
Fees:18.00 Taxes:1332.00
20130403-0032829

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **28th** day of **March, 2013,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and Kristin A. Mumford & Sara J. Atherton, both unmarried 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:

See attached "Exhibit A" for Legal Description of said Property.

This being the same property conveyed to the party of the first part by Warranty Deed of record by Nadine McCulley, an unmarried woman, recorded at Instrument Number 20120626-0055797, in the Register's Office of Davidson County, Tennessee.

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, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 57, Page 130; 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.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 27th day of March, 2013.

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

_____
Notary Public
My commission expires: 12-8-2013

STATE OF TENNESSEE
COUNTY OF Davidson

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 $ 360,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 27th day of March, 2013.

_____
Notary Public

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

My commission expires: 8-17-15

Owner and Property Address: KRISTIN A. MUMFORD & SARA J. ATHERTON
406 S. 17th Street
Nashville, TN 37206

Mail Tax Bills to:
Franklin Synergy Bank
3301 Cogan Station Drive, Ste 200
Franklin, Tennessee 37067

Tax ID Number: 83-14/299.00

Return To:

"Exhibit A"

Land in Davidson County, Tennessee, described as follows:

Tract I: Being part of Lot No. 102 in the Edgefield Land Company's First Subdivision of East Nashville, Tennessee, a plat of which subdivision is of record in Book 57, page 130, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 102 fronts 50 feet on the West side of 17th Street extends back between parallel lines along the South side of an alley, 50 feet to the West boundary line.

Tract II: Being part of Lot No. 103 in the Edgefield Land Company's First Subdivision of East Nashville, Tennessee, a plan of which subdivision is of record in Book 57, page 130, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 103 is a rectangular plat of ground lying on the Northeast corner of the said lot; the said rectangular plat fronts 25 feet on the South side of an alley; and runs back between parallel lines, along the West side of the plat of ground heretofore described as being a part of Lot No. 102 of said subdivision, 55 feet to the South boundary line.