NEW OWNER:

Amy Burleson
938 Woodmont Blvd.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

Map 118
Group 09-0
Parcel 184.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0310

BILL GARRETT, Davidson County
Trans:T20130036018 DEEDWARR
Recvd: 05/01/13 12:23 2 pgs
Fees:13.00 Taxes:1184.00
20130501-0043634

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GINA BROWN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AMY M. BURLESON a single woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the South part of Lot 21 on the map of the Noelton Subdivision, not of record, and described according to a copy of a survey thereof made March 22, 1947, by W. A. Blanchard, surveyor, as follows: Beginning at a point in the North margin of Woodmont Boulevard, 321.5 feet East of the Easterly margin of 10th Avenue South, now Lealand lane; thence North 7 degrees 35' East 199.4 feet to an iron pin in the South line of the property conveyed to Walter M. Williams and wife, by deed of record in book 1035, Page 414, said Register's Office, said point being 309 feet East of the Easterly margin of Lealand Lane, as measured along Williams' South line south 83 degrees 52' East 69 feet to an iron pin; thence South 3 degrees 55' West 199.7 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of the same North 83 degrees 55' West 81.5 feet to the beginning.

Being the same property conveyed to Gina Brown by Warranty Deed from Stephen V. Roberts and Donna L. Roberts, husband and wife, dated March 26, 2012 and of record in Instrument No. 20120327-0026080, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Stephen V. Roberts and wife, Donna L. Roberts by Deed from C. Robert Benson, III and wife, Tina Nichols Benson, dated August 15, 2005, of record in Instrument No. 20050815-0096062, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 938 Woodmont Blvd., Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of April, 2013.

GINA BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GINA BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 26th day of April, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2013.

NOTARY PUBLIC

My commission expires: 4.9.2016

PAMELA D. SWENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY