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:T20130040793 DEEDWARR
Recvd: 05/16/13 09:42 2 pgs
Fees:13.00 Taxes:1183.63
20130516-0049289

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 14th day of **May, 2013,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and JULIE NEWMAN, single woman, 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 Lot 1, Inglewood Place, Resubdivision of Lot 254, as recorded in plat of record in Instrument Number 20120808-0070845, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to the party of the first part by Warranty Deed of record from Monica Forrisdahl and Christopher Hall, recorded on the 2nd day of March, 2012 at Instrument Number 20120302-0018440, 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 332, Pages 101 and Instrument Number 20120808-0070845; Easement for Sanitary Sewar/Storm Drain of record at Book 4281, Page 179; Easement for Drainage recorded at Instrument Number 20130307-0023075;** 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

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 14th day of May, 2013.

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

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. DEC. 08 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 $ 319,900.00, 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 14th day of May. 2013.

_____
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
10/18/2016

Owner and Property Address:
Julie Newman
1327 Stratford Avenue
Nashville, Tennessee 37216

Mail Tax Bills to: F+M Bank
50 Franklin Street
Clarksville, TN 37040

Tax ID Number: 72-3-19.00 (Part of)

Return To: Rudy Title and Escrow LLC
POST RECORDING
2012 21st Avenue South
Nashville, TN 37212