9:26
(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130049287 DEEDWARR
Recvd: 06/12/13 12:05 2 pgs
Fees: 13.00 Taxes: 549.36
20130612-0059833

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 28, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Miranda L. Morrow	Academy Mortgage Corporation	Parcel ID:
140 Clearlake Drive East	100 Bluegrass Commons Blvd;	13607011200
Nashville, TN 37217	#2300 Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christine Burger Jordan and Kevin Burger, Devisees of the Will of Barbara Patricia Burger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Miranda L. Morrow , an unmarried woman

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 Lot No. 179 on the Plan of Priest Lake Park, Section IV, as of record in Book 4460, Pages 15, 16, and 17, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Barbara Patricia Burger, single, by Quitclaim Deed from Francis Patrick Burger, single of record in Book 8880, Page 712, said Register's Office. See also deed of record in Book 5779, Page 649, said Register's Office. The said Barbara Patricia Burger died testate on June 2, 2012, and the Estate was admitted to Probate as Probate No. 12P-1219 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4505, Page 774, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Pages 15, 16, and 17, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 140 Clearlake Drive East, Nashville, TN 37217

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 we do covenant with the said GRANTEES that we 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 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 GRANTEES, 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 23rd day of May, 2013.

Christine Burger Jordan

Kevin Burger

Ret. Property Title Services
N-ville, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Burger Jordan and Kevin Burger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.