**RETURN TO**
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 6129I-10391

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0573

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 06/20/13 08:40 3 pgs
Fees:18.00 Taxes:555.00
**20130620-0063035**

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kerri L. Welsh<br>8716 Old Charlotte Pike<br>Pegram, TN 37143 | USAA Federal Savings<br>10750 McDermott Freeway<br>San Antonio, TX 78288 | 112-00-0-153.00 |

# WARRANTY DEED

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, I/WE,

**Michael J. Burnham and wife, Amy R. Burnham**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kerri L. Welsh and husband, Matthew Strickland**

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, and being more particularly described according to a survey made by Campbell Surveying Co., Inc., dated December 13, 1989, as follows:

BEGINNING at an iron pin on the northerly margin of Old Charlotte Pike, said point being 0.1 mile southwest of Old Charlotte Road Church of Christ and 0.35 mile southwest of Manning Hollow Road; thence with the northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the northerly margin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet; North 38 degrees 00 minutes 00 seconds East 235.00 feet; South 52 degrees 00 minutes 00 seconds East 926.1 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Michael J. Burnham and wife, Amy R. Burnham, by Warranty Deed from Sammie G. James and James Ruggles, both unmarried persons, dated 10/15/03 and recorded 10/21/03 in Instrument No. 20031021-0155611, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8716 Old Charlotte Pike, Pegram, TN 37143.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the x 14th day of x June, 2013.

x _____
Michael J. Burnham

x _____
Amy R. Burnham

x STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Michael J. Burnham and Amy R. Burnham**
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 Sparks (city) Nevada (state) this 14 day of June, 2013.

_____
Notary Public
My Commission Expires: 10/13/13

(Notary Seal)

JAMES J. PUFFER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-11250-2 - Expires October 13, 2013

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

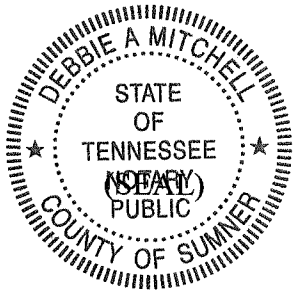
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017

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