BILL GARRETT, Davidson County
Trans:T20130055828 DEEDWARR
Recvd: 07/01/13 14:51 3 pgs
Fees:18.00 Taxes:444.00
20130701-0067784

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $120,000.00.

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR. ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN, 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:	**SEND TAX BILLS:**
VIRGINIA BURKE	SAME AS OWNER
454 Highland View Drive	
Hermitage, TN 37076	
MORTGAGEE:	**MAP AND PARCEL:**
NONE	07500003900

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LINDA ADAMS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **VIRGINIA BURKE, unmarried,** hereinafter called the Grantee, her heirs, successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey of record in R.O.D.C. and made by Norris H. Hickerson, Surveyor, May 29, 1950, as follows:

Beginning at a spike in the center of Old Hickory Boulevard at the Northeast corner of a two acre tract of land conveyed to Mary Heasay Hurt and husband, by deed from Mrs. Flora Lee Baker Brown, and husband, of record in Book 1196, Page 13, R.O.D.C.; thence South 20 deg 37' West 356.5 feet to an iron pin located in the Southeast corner of said Hurt tract; thence South 82 deg. 08' East 133 feet to an iron pin; thence North 20 deg. 37' East 371.5 feet, more or less, to a point in the center of

Old Hickory Boulevard; thence North 89 deg. West 133 feet to the point of beginning, and being all of Tract 1 containing 1.1 acres, more or less. Said Tract 1 being bounded on the West by property owned by Hurt; on the South by property owned by Baker, now Brown; on the East by property owned by Burke and on the North by the North one-half of Old Hickory Boulevard.

Being the same property conveyed to Linda Adams, unmarried, by Quitclaim Deed from Dorothy J. Harkreader, unmarried, dated June 17, 2004, as recorded in Instrument No. 20040618-0072436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, setback lines, easements, and right-of-ways of record in the Register's Office for Davidson County, Tennessee, relative to said real property.

This is improved real property located at and known as 454 Highland View Drive, Hermitage, Davidson County, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 25 day of June, 2013.

Linda Adams
LINDA ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned Notary Public in and for said County and State, the within named LINDA ADAMS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 2013.

DAVID KENNEDY JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-8-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

Virginia L. Burke
AFFIANT

DAVID KENNEDY JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 25th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 3-8-16