WARRANTY DEED

G-VRE-13-2308

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey S. Burns	Owner at property	
2308 Willesden Green Court	(NAME) address	
(ADDRESS)	(ADDRESS)	086080A04900CO
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAD M. WIGAL AND JENNIFER L. WIGAL, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARVEY S. BURNS AND ELIZABETH S. BURNS, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 454, PHASE III-A, CAMDEN WOODS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 571, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHAD M. WIGAL AND WIFE, JENNIFER L. WIGAL BY WARRANTY DEED AND IRREVOCABLE DURABLE POWER OF ATTORNEY FROM STEPHEN G. BUTLER AND WIFE, MICHELE G. BUTLER, RECORDED ON THE 26TH DAY OF JULY, 1999 IN DEED BOOK 11587, PAGE 694, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 571; RESTRICTIVE COVENANTS OF RECORD IN BOOK 7620, PAGE 561, BOOK 7657, PAGE 580, BOOK 7675, PAGE 926, BOOK 8241, PAGE 194, BOOK 9036, PAGE 329, BOOK 9231, PAGE 737, INSTRUMENT NO. 20080924-00969761, INSTRUMENT NO. 20120904-0079787 AND INSTRUMENT NO. 20120904-0079788; CHARTER OF THE HOA OF RECORD IN BOOK 7661, PAGE 32; QCD TO THE HOA OF RECORD IN BOOK 7783, PAGE 585 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2308 Willesden Green Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20130056179 DEEDWARR
Recvd: 07/02/13 11:07 2 pgs
Fees: 13.00 Taxes: 640.10
20130702-0068193

Witness my/our hand(s) this 27th day of June, 2013.

Chad M. Wigal by John Gleaves,
Attorney in Fact

Jennifer L. Wigal by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHAD M. WIGAL AND JENNIFER L. WIGAL and who acknowledged he executed the same as the free act and deed of the said CHAD M. WIGAL AND JENNIFER L. WIGAL.

Witness my hand and official seal, this the 27th day of June, 2013.

Notary Public
My Commission Expires: 8.17.2015

(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903