Box 44

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13060245** BILL GARRETT, Davidson County Trans:T20130058278 DEEDWARR Recvd: 07/09/13 11:34 2 pgs Fees:13.00 Taxes:1295.00 20130709-0070838	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2013. Notary Public My Commission Expires: 5/28/16 LINDA D. MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: William M. L. Andrews, Trustee of the 409 Wilsonia Avenue Trust 409 Wilsonia Avenue Nashville TN 37205	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 103-13-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. G. Burnett and Corinne B. a/k/a Corinne Burnett, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. L. Andrews, Trustee of the 409 Wilsonia Avenue Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Estates, Section Two, of record in Plat Book 1835, Page 80, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to L. G. Burnett and wife, Corinne B. by Warranty Deed from Edwin Lewis Lamberth, Jr. and wife, Caroline S. Lamberth, of record in Book 5029, page 390, Register's Office for Davidson County, Tennessee, dated May 26, 1976, and recorded on May 27, 1976.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 80, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 6335, Page 969, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 409 Wilsonia Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2013.

L. G. Burnett

Corinne B. a/k/a Corinne Burnett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L. G. Burnett and Corinne B. a/k/a Corinne Burnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014