WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/13 15:26 2 pgs
Fees:13.00 Taxes:839.90
20130709-0071022

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$227,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of July, 2013

Notary Public

My Commission expires: 1-6-14

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sam S. Anwar	SunTrust Mortgage, Inc.	181-1-A-69CO
6713 Sugar Hill Drive	901 Semmes Avenue	
Nashville, TN 37211	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael F. Burke and wife, Taryne L. Burke**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sam S. Anwar, unmarried and Mariam Anwar, married, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, said Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael F. Burke and wife, Taryne L. Burke from Allan Bloom and wife, Kathleen I. Bloom by Warranty Deed on July 12, 2004, of record in Instrument Number 20040715-0084192, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable. 2013 County Taxes are estimated amount of $2,040.20 for County and become due 10/1/13 for Map & Parcel 181-1-A-69CO.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Pages 709, 710 and 711, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11069, Page 14, as amended in Instrument Number 20040203-0013041, Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to Sugar Valley Homeowner's Association, Inc., of record in Instrument Number 20000425-0041128, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowner's Association, Inc., of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **6713 Sugar Hill Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

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WITNESS our hands this July 3, 2013.

Michael F. Burke

Taryne L. Burke

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael F. Burke and wife, Taryne L. Burke** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 3, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY