WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130096573 DEEDWARR
Recvd: 11/13/13 09:23 2 pgs
Fees: 13.00 Taxes: 625.30

20131113-0117076

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of November, 2013

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Burnett	New Owner	161 10 OB 016.00
(NAME)	(NAME)	
713 Ashfield Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert M. Preininger and wife, Anita M. Preininger**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert P. Burnett, single man**, hereinafter called the Grantee, his 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, being Lot No. 207 on the Plan of The Village of Bentwood, Phase Five, of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Robert M. Preininger and wife, Anita M. Preininger by deed dated January 31, 2002 from Mary Lou Johns, a single person and filed of record in Instrument No. 20020201-0014413 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 713 Ashfield Ct, Nashville, TN 37211

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **7th** day of **November, 2013**

Robert M. Preininger

Anita M. Preininger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert M. Preininger and Anita M. Preininger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **November, 2013**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-16