WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me this the 19th day of November, 2013.

Notary Public

My commission expires: 9/8/15

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Rod
Mt. Juliet, TN 37122
13-0819

BILL GARRETT, Davidson County
Trans: T20130100498 DEEDWARR
Recvd: 11/27/13 12:16 2 pgs
Fees: 13.00 Taxes: 185.00
20131127-0121803

STATE OF TENNESSEE NOTARY PUBLIC
Summer County, TN

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry M. Burse	**Jerry M. Burse**	**051150A0500CO**
420 Walton Lane, Unit B-5	**420 Walton Lane, Unit B-5**	
Madison, TN 37115	**Madison, TN 37115**	

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, I,

BEVERLY ELLEN BRADLEY

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JERRY M. BURSE, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 5 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly Ellen Bradley from C. E. McCabe by Warranty Deed dated July 24, 1996, and of record in Book 10132, page 161, Register's Office Davidson County, TN.

This conveyance is subject to:

1) 2013 taxes and subsequent years. Taxes for the current year have been prorated and will be paid by the Grantor at closing.

2) Master Deed of record in Book 6328, page 44, Register's Office Davidson County, TN.

3) By-Laws of record in Book 6328, page 74, Register's Office Davidson County, TN.

4) Any and all other limitations, restrictions, conditions, and easements of record.

This is improved property, known as: **420 Walton Lane, Unit B-5, Madison, TN 37115**

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, 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 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 my/our hand(s) this **19th** day of **November, 2013.**

Beverly Ellen Bradley

Beverly Ellen Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly Ellen Bradley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2013.**

Brenda Wright

Notary Public

BRENDA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 8, 2017