WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner (TB) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2013. Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rom Bista	US Bank Home Mortgage	
(NAME)	(NAME)	
372 Melpar Dr.	7001 Penn Ave. S, Ste. A1	147-16-88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANDRA BAGGETT, MARRIED AND JANETTA BOWMAN, MARRIED, DEVISEES UNDER THE LAST WILL AND TESTAMENT FOR INEZ BURCHAM,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROM BISTA,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 369 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melburn Lester Burcham and wife, Allie Inez Burcham by Deed from Robert B. Claxton and wife, Martha B. Claxton of record in Book 4049, page 236, said Register's Office. The said Melburn Lester Burcham has since died, vesting title solely in Allie Inez Burcham as surviving Tenant by the Entirety. Allie Inez Burcham has since died. Janetta Bowman and Sandra Baggett are the devisees under the Will of Inez Burcham probated under Docket No. 13P-1726, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was not the marital residence for either of the said Grantors.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2331, pages 145 and 146, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 372 Melpar Dr., Nashville, TN 37211

(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 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.

BILL GARRETT, Davidson County
Trans:T20140001518 DEEDWARR
Recvd: 01/08/14 09:59 2 pgs
Fees:13.00 Taxes:384.80

20140108-0001997

Witness my hand this 20th day of November, 2013.

Sandra Baggett

Janetta Bowman, By, Sandra Baggett, Attorney in Fact
by attny by fact

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 Sandra Baggett, 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 20th day of November, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2013, before me personally appeared Sandra Baggett, to me known to be the person who executed the foregoing instrument on behalf of Janetta Bowman and acknowledged thats he executed the same as the free act and deed of Janetta Bowman.

WITNESS my hand and seal this 20th day of November, 2013.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015