2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

RETURN TO:
BANKERS TITLE
3310 West End Ave., Suite 410
Nashville, Tennessee 37203

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Burkhardt	NEW OWNER	07315002700
(NAME)	(NAME)	
2344 Tally Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140007

For and 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, Linden C. Wolfe and wife, Rebekah Wolfe**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Laura Burkhardt**, unmarried, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 11B on the Plan of Zone Lot Division Lots 5, 9 and 11, Tally Green, as of record in Plat Book 6250, page 787, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Linden C. Wolfe by Warranty Deed from Suzanne Knott Nelson, dated May 25, 2000 and filed of record in Instrument 200005310053923, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6250, page 787, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Rebekah Wolfe executed this instrument on behalf of Linden C. Wolfe pursuant to Power of Attorney of record in Book _____, page _____, said Register's Office.

20140117000 4815

unimproved ☐

This is improved ☒ property, known as 2344 Tally Green, Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140003900 DEEDWARR
Recvd: 01/17/14 11:08 2 pgs
Fees:13.00 Taxes:323.75

20140117-0004816

Witness my hand this 15th day of January, 2014.

Linden C. Wolfe by Rebekah Wolfe, Attorney in Fact

Rebekah Wolfe

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 15th day of January, 2014, before me personally appeared Rebekah Wolfe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linden C. Wolfe, and who acknowledged that he executed the same as the free act and deed of Linden C. Wolfe.

Witness my hand and official seal at Hendersonville, Tennessee.

Commission expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 15th day of January, 2014.

Commission expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public