Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140007776 DEEDWARR
Recvd: 02/03/14 14:36 2 pgs
Fees:13.00 Taxes:1387.50
20140203-0009498

39-B
File #14-1005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger A. Dahlam and Kimberly Brown Dahlman, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth S. Burke, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 50 feet of the northerly 124.5 feet of a Lot No. 50 of Block 5 Division "A" on the Richland Realty Company's plan of lots.

Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the block subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 50 fronts 50 feet on the southerly side of Richland Avenue and turns back between parallel lines parallel with and 50 feet west of the westerly margin of Bowling Avenue 124.5 feet to a dead line.

Being the same property conveyed to Roger A. Dahlman, unmarried, by deed from Melissa Renee Chambers, unmarried, dated April 16, 2004, of record as Instrument No. 20040421-0045555, as re-recorded as Instrument No. 20040611-0069327, and Quitclaim Deed recorded as Instrument No. 20101025-0085303, Register's Office for Davidson County, Tennessee.

Kimberly Brown Dahlman, spouse of Roger A. Dahlman, joins in this conveyance to convey any and all marital rights she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3603 Richland Avenue, Nashville TN, ~~37209~~ 37205

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of January, 2014.

Roger A. Dahlam

Kimberly Brown Dahlman

State of Tennessee)
County of Davidson)

On this 27th day of January, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger A. Dahlam and Kimberly Brown Dahlman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of January, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Elizabeth S. Burke 3603 Richland Avenue Nashville, TN 37209	New Owner	104-9-136