BILL GARRETT, Davidson County
Trans:T20140025112 DEEDWARR
Recvd: 04/14/14 13:55 2 pgs
Fees:13.00 Taxes:1091.50
20140414-0031057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~285,000.00~~ 295,000.00 sap

Affiant

Subscribed and sworn to before me, this 4th day of April, 2014.

Notary Public

My commission expires: 8/15/15

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN M. BURK **LINDSEY J. BURK**	First Community Mtg Inc	**186040A02700CO**
8044 CANONBURY DRIVE	275 Robert Rose Drive	
NOLENSVILLE, TN 37135	Murfreesboro, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

MICHELLE LYNN WYNNE and HUSBAND, BRANDON WYNNE

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

JOHN M. BURK and LINDSEY J. BURK, HUSBAND AND WIFE

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. 212 ON THE FINAL PLAT OF BURKITT PLACE, PHASE 1A, SECTION 1, OF RECORD IN INSTRUMENT NO. 20060315-0029572, CORRECTED IN INSTRUMENT NO. 20060427-0048557, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE LYNN WYNNE AND HUSBAND BRANDON WYNNE BY QUITCLAIM DEED FROM BENJAMIN ADAMS AS RECORDED ON 03/24/2014 IN INSTRUMENT NO. 20140324-0023857 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE LYNN WYNNE AND BRANDON WYNNE, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED FROM MICHELLE LYNN WYNNE, FORMERLY KNOWN AS MICHELLE LYNN ADAMS, A MARRIED WOMAN, AND JOINED BY HER SPOUSE BRANDON WYNNE, DATED 08/18/2011 AND RECORDED 09/06/2011 IN INSTRUMENT NUMBER 20110906-0068780, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 8044 CANONBURY DRIVE, NOLENSVILLE, TN 37135.

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 in 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 4th day of April, 2014.

Michelle Wynne
MICHELLE LYNN WYNNE

BRANDON WYNNE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELLE LYNN WYNNE and BRANDON WYNNE,, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2014.

Notary Public

Chris A Fuentes
State of Tennessee Notary Public
Williamson County

My Commission Expires: 11/20/14