RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140032831 DEEDWARR
Recvd: 05/12/14 14:38 2 pgs
Fees:13.00 Taxes:739.63
20140512-0040595

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this 6th **day of May, 2014.**

Notary Public
My commission expires: 12/6/16

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Larry A. Propst, 3456 Harborwood Circle Nashville, TN 37214	**SAME**	108-12-B-43 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN O. BURNEY and wife, DAPHNA BURNEY,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **LARRY A. PROPST, unmarried**, hereinafter called the Grantee, their successors 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. 173 on the Plan of Harborview, Section 2, Phase 1-A, of record in Book 6900, Pages 756-758, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Steven O. Burney by deed from Traci R. Henry and Tana L. Wynn dated 5/22/96 of record in Book 10189, Page 245, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 3/17/11 of record in Instrument No. 201111300093122, said Register's Office, Steven O. Burney conveyed the within described property to Steven O. Burney and wife, Daphna Burney.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes oath that this is not and never has been his personal residence.

This property is improved property known as 3456 Harborwood Circle, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of May, 2014.

STEVEN O. BURNEY

DAPHNA BURNEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **STEVEN O. BURNEY and wife, DAPHNA BURNEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 6th day of May, 2014.

Notary Public

My Commission expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE