BILL GARRETT, Davidson County
Trans:T20140033982 DEEDWARR
Recvd: 05/15/14 13:51 2 pgs
Fees:13.00 Taxes:1406.00
20140515-0041860

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1289

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Grant Carr 1211 Lillian Street Nashville, TN 37206	New Owner	083-13-0-110.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Janderson
Affiant

Subscribed and sworn to before me, this the 9th day of May, 2014.

Lana M. Alessio
Notary Public

My Commission Expires: _____
(Affix Seal)

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael E. Burke, an single man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Christopher Grant Carr ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Lot 104, Plan of East Edgefield, of record in Instrument No. 20110210-0011664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Burke, a single man by Warranty Deed from Garafola Properties, LLC, a Tennessee limited liability company, dated April 12, 2012, recorded April 13, 2012, of record in Instrument No. 20120413-0031841, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1211 Lillian Street, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters on the Plan of Subdivision of Lot 104, Plan of East Edgefield, of record in Instrument No. 20110210-0011664, Register's Office for Davidson County, Tennessee, (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8808, page 845, Register's Office for Davidson County, Tennessee, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **May, 2014.**

GRANTOR(S)

Michael E. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael E. Burke** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **9th** day of **May, 2014.**

Notary Public

My Commission Expires:

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017