Davidson County DEEDWARR
Recvd: 05/20/14 11:24 3 pgs
Fees:18.00 Taxes:629.00
20140520-0043277

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Warren M. Sevigny
2409 Alteras Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Stearns Lending, Inc.
4 Hutton Centre Dr, 10th Fl
Santa Ana, CA 92707-8788

Return To: 14002285
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

WARRANTY DEED

(Map 173-09-A, Parcel 608.00)

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 all of which is hereby acknowledged, we, the undersigned, **LINDSAY R. BURK, f/k/a LINDSAY R. JOBE and husband, JACK BURK,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **WARREN M. SEVIGNY*,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows: *, a single man

LAND located in Davidson County, Tennessee, being all of Lot No. 754, as shown on the Plan of Section One of Phase Eight, Lenox Village, according to plat and survey of same appearing of record in Instrument No. 20060824-0104608, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Lindsay R. Jobe, unmarried, by Warranty Deed from Kenneth S. Garber and Sally H. Garber, Co-Trustees of The Garber Family Trust dated April 29, 1998 and Amanda K. Garber, a single person, dated July 10, 2009, of record in Instrument No. 20090727-0070379, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060824-0104608; to Master Deed Restrictions of record in Instrument No. 20020315-0032825, No. 20021226-0158459, No. 20060321-0032382; to Declaration of Covenants, Conditions and Restrictions in Instrument No. 20020315-0032826, No. 20021226-0158458, No. 20060321-0032383; to Charter of Lenox Village Neighborhood Association of record in Instrument No. 20010412-0045831, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2409 Alteras Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Jack Burk, husband of Lindsay R. Burk, hereby joins in this conveyance and conveys any and all interest he may have in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 16th day of May, 2014.

LINDSAY R. BURK

JACK BURK

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsay R. Burk and Jack Burk, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2014.

Notary Public

My Commission Expires: AUGUST 16, 2014
(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of May, 2014.

Notary Public

My commission expires: AUGUST 16, 2014
File No. 20140250

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

