WARRANTY DEED

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/9/2015

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Advent Property Holdings, LLC	Advent Property Holdings, LLC	Map 118-04-0-279
(NAME)	(NAME)	
2314 Cruzen Street	4942 Tyne Valley BLVD.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Howard E. Burns, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Advent Property Holdings, LLC, 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, and being all of Lot No. 250 on the Plan of the Subdivision of Block "A" in Grandview Heights, as shown on survey and plat of same appearing of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Howard Burns and wife, Maggie Mai Burns, by deed from Mattie Lou B urns, a widow, of record in Book 1514, page 404, Register's Office for Davidson County, Tennessee. John Howard Burns died on March 6, 1985, leaving Maggie Mai Burns as sole owner of the property via Tenancy by the Entirety. Maggie Mai Burns died testate on March 15, 2013, in Davidson County, Tennessee, leaving her real property to her son, Howard Eugene Burns, by a Last W ill and Testament and Codicil # 1, filed on April 24, 2013, of record at Docket #13P-720, Seventh Circuit Court of Davidson County, Tennessee, Probate Division Clerk's Office.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 2314 Cruzen Street, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140038814 DEEDWARR
Recvd: 06/03/14 13:24 2 pgs
Fees:13.00 Taxes:518.00
20140603-0047917

Witness my hand this 30th day of May, 2014.

Howard Burns

Howard E. Burns

STATE OF TENN

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard E. Burns, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 30TH day of May,

Commission expires: 1/19/2015

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public