BILL GARRETT, Davidson County
Trans:T20140041229 DEEDWARR
Recvd: 06/11/14 14:27 2 pgs
Fees:13.00 Taxes:573.13
20140611-0050934

MAP/GROUP/PARCEL 149020A091.00

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ryan Raikes
516 Piccadilly Row
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage
761 Old Hickory Blvd.
Suite 400
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CINDY PRETORIUS, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RYAN RAIKES, UNMARRIED, AND JULIE A. RAIKES, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 121, Piccadilly Square, Phase 1, according to plat and survey of same appearing of record in Plat Book 5200, pages 720-722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Cindy Pretorius, unmarried, by Warranty Deed from Michael L. Waite and wife, Carmen Leah Waite aka Carmen L. Waite, dated March 8, 2007, appearing of record in Instrument Number 20070319-0033146, of the Register's Office of Davidson County, Tennessee. The said Cindy Pretorius has since married and is now known as Cindy Pretorius Burnett.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 5200, pages 720-722; Amendment to Building Area and Setback Lines of record in Book 6758, page 806, and Book 7945, page 146; Restrictive Covenants of record in Deed Book 6236, pages 683 & 684, Deed Book 6236, page 730, Deed Book 6295, page 506, Deed Book 6295, page 520, Deed Book 6496, page 100, Deed Book 6830, page 739, Deed Book 6295, page 534, Deed Book 6496, page 107, Deed Book 6236, page 708, Deed Book 6300, page 409, Deed Book 6496, page 114, Deed Book 6295, page 572, Deed Book 6306, page 833, Deed Book 6518, page 184, Deed Book 6295, page 580, Deed Book 6355, page 322, Deed Book 6518, page 190, Deed Book 6295, page 588, and Deed Book 6300, page 431; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Jeremy Lee Burnett, husband of Cindy Pretorius Burnett, joins in the execution of this instrument for the purposes of conveying his marital interests, if any, in subject property.

This is improved property known as 516 Piccadilly Row, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9 day of June, 2014.

Cindy Pretorius Burnett

Cindy Pretorius Burnett

Jeremy Lee Burnett

Jeremy Lee Burnett

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cindy Pretorius Burnett and Jeremy Lee Burnett, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9 day of June 2014.

annemarie cain

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of June, 2014.

NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18