WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$278,000.00**

Jeanne M Burch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan H. Wooten	NEW OWNER	161130B33000CO
(NAME)	(NAME)	
330 Shady Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Jeanne M. Burch, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan H. Wooten, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 330, on the Final Plat of Creekside at Brentwood, a Horizontal Property Regime, as shown by plat appearing of record in Instrument 200907300071237, and established by the Master Deed of record in Instrument 200407020079260, as amended and restated in Instrument 200502040013611, and as further amended in Instrument 200503290034131, Instrument 200508220100021 and Instrument 200706220075126, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jeanne M. Burch, an unmarried woman by Warranty Deed dated 02/28/2006 from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership of record in Instrument 200603030025182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Property taxes for 2014 and subsequent years; All matters as set forth per Instrument 200907300071237; Master Deed and By-Laws filed for record in Instrument 200407020079260; Master Deed and By-Laws filed for record in Instrument 200502040013611 and amended of record in Instrument 200503290034131 and amended of record in Instrument 200508220100002 and amended of record in Instrument 200706220075126; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7267, Page 41; Stormwater Detention Agreement of record in Instrument 200407200086492; Charter of record in Instrument 200412170150431; Quitclaim Deed to the Homeowner's Association of record in Instrument 200807240075832.

unimproved ☐

This is improved ☒ property, known as **330 Shady Creek Lane, 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:T20140043347 DEEDWARR
Recvd: 06/19/14 08:38 2 pgs
Fees:13.00 Taxes:1028.60
20140619-0053427

Witness my hand this 18th day of June, 2014.

Jeanne M. Burch

Jeanne M. Burch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne M. Burch, an unmarried woman, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18TH DAY OF JUNE, 2014.



Commission expires: 7/6/2015

Notary Public