BILL GARRETT, Davidson County
Trans:T20140045578 DEEDWARR
Recvd: 06/26/14 14:03 2 pgs
Fees:13.00 Taxes:336.70

20140626-0056111

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 25th day of June, 2014.

Linda C. Osborne
Notary Public:
My Commission Expires: 10/24/17

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jona Realty, LLC 2020 Fieldstone Pkwy Ste 900-306 Franklin, TN 37069	New Owner 2020 Fieldstone Pkwy Ste 900-306 Franklin, TN 37069	07115002600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hernandez Burkley and wife, Michelle Burkley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jona Realty, LLC** a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office of Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the westerly side of Meridian Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Hernandez Burkley and wife, Michelle D. Burkley by Warranty Deed from Marcus Hampton and wife, Vickie Hampton, dated December 18, 2006, recorded December 21, 2006 in Instrument No. 20061221-0157389, Register's Office for Davidson County, Tennessee. Corrective Warranty Deed to correct the Notary Acknowledgment Clause, of record in Instrument No. 20110201-0008722, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

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 Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1334 Meridian Street, Nashville, TN 37075

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 25th day of June, 2014.

Hernandez Burkley

Michelle Burkley

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 Hernandez Burkley and Michelle Burkley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of June, ~~2014.~~

Commission Expires: 10/18/16

Notary Public: Devon Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075