THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140045961 DEEDWARR
Recvd: 06/27/14 13:49 2 pgs
Fees:13.00 Taxes:1295.00
20140627-0056595

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***350,000.00.

Affiant

Subscribed and sworn to before me this 26 day of June, 2014.

Notary Public

My Commission Expires: 3/25/18

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mary Olivia Burd 4024 Nebraska Avenue Nashville, Tennessee 37209	SAME	MAP 103-04-0 PARCEL 382.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($***350,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, David E. Sylvester and wife, Katherine R. Sylvester, as tenants by the entirety, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mary Olivia Burd, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50 feet of Lot No. 69 on the Plan of The West End Annex as subdivided by Sylvan Park Land Co. of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 69 fronts 50 feet on the northerly side of Nebraska, formerly 8th Street or Avenue, and runs back between parallel lines 158.3 feet, more or less, to an alley.

BEING the same property conveyed to David E. Sylvester and wife, Katherine R. Sylvester, as tenants by the entirety, by Warranty Deed dated July 16, 2012, from Jeffrey L. Hale, married, of record as Instrument No. 20020717-0086203 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4024 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of The West End Annex as subdivided by Sylvan Park Land Co. of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 26 day of June, 2014.

David E. Sylvester

Katherine R. Sylvester

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 David E. Sylvester and Katherine R. Sylvester, 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 this 26 day of June, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY