Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140048951 DEEDWARR
Recvd: 07/09/14 13:35 2 pgs
Fees: 13.00 Taxes: 1254.30
20140709-0060443

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Evan Burton	New owner	172 01 OA 063.00
(NAME)	(NAME)	
32 Nickleby Down		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Nine Thousand And No/100 Dollars ($339,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark Bilbrey and Karen Bilbrey, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Evan Burton, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 63 on the Plan of Copperfield Revised, as of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plat reference id hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Bilbrey and Karen Bilbrey, husband and wife, by Deed dated March 10, 2010 from Sirva Relocation Credit, LLC, a limited liability Company and filed of record in Instrument No. 20100318-0020325, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 32 Nickleby Down, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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.

Witness our hands this 7th day of July, 2014.

Mark Bilbrey

Karen Bilbrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Bilbrey and wife, Karen Bilbrey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2014.

Notary Public

My Commission Expires:

(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS CANTRELL
My Commission Expires May 5, 2015