Davidson County	**DEEDWARR**
Recvd: 07/11/14 14:11	**3 pgs**
Fees:18.00 Taxes:1147.00	
20140711-0061382	

52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Delphine Burdick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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).
Delphine Burdick	Highlands Residential Mortgage Ltd.	18100016100
(NAME)	(NAME)	
14176 Old Hickory Blvd	12001 North Central Expressway, #750	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lori Ann Dawson as Personal Representative of the Estate of Barry Francis Dawson and Lori Ann Dawson as the sole heir of Barry Francis Dawson, Probate Order Number 13P1604**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Delphine Burdick**, * 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:

* married

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Blvd. said iron pin being 2300.81 as measured southeastwardly along the northerly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for Davidson County, Tennessee; thence with the east boundary of the property conveyed to Charles and Sandra McNeill the following three calls: N 3 degrees 37 minutes 23 seconds East 584.67 feet to a point, N 12 degrees 9 minutes 54 seconds East, 302.76 feet and N 3 degrees 7 minutes 50 seconds East 202.25 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, Register's Office for Davidson County, Tennessee, and also beingin a fence line; thence with Steven's line and a fence south 84 degrees 10 minutes 53 seconds East 201 feet to an iron pin, said iron pin being the Northeast corner of this tract; thence leaving Stevens' line and fence South 3 degrees 8 minutes 51 seconds West 1092.31 to an iron pin on the Northeasterly margin of aforesaid Old Hickory Blvd. thence with the margin of Old Hickory Blvd. the following two calls: North 83 degrees 26 minutes 26 seconds West 111.50 feet to an iron; thence North 81 degrees 48 minutes 50 seconds West 108.66 feet to the

point of beginning.
BEING the same property conveyed to Barry F. Dawson and Linda I. Dawson, his wife, by deed from Will P. Lansdown, Jr. and Rosa Gail Lansdown, his wife, dated August 12, 1987 of record in Book 7330, page 851, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Barry F. Dawson by Quitclaim Deed from Linda I. Dawson dated September 18, 1995 of record in Book 9807, page 914, Register's Office of Davidson County, Tennessee. The said Barry Dawson having since died and pursuant to his Last Will and Testament subject property vested in Lori Ann Dawson.

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 14176 Old Hickory Blvd, Antioch, TN 37013

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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. 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 my hand this 9th day of July, 2014.

Lori Ann Dawson Personal Representative
Lori Ann Dawson, Personal Representative

Lori Ann Dawson Sole Heir
Lori Ann Dawson, Sole Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori Ann Dawson, as Personal Representative of the Estate of Barry Francis Dawson and Lori Ann Dawson as the sole heir of Barry Francis Dawson, Probate Order Number 13P1604, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2014.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

