WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050958 DEEDWARR
Recvd: 07/16/14 10:52 2 pgs
Fees:13.00 Taxes:1468.90
20140716-0062792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidra Parrish	Quicken Loans, Inc.	104-07-113.00
(NAME)	(NAME)	
2801 Belcourt Avenue	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Detroit, MI 48226-1906	
(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, I, **Nathan Armand Burns, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deidra Parrish, a married woman,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON BLOCK 3 ON THE PLAN OF FAIRFAX PLACE, OF RECORD IN BOOK 547 AT PAGES 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 ON BLOCK 3 FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF BELCOURT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 28TH AVENUE SOUTH 157.13 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO NATHAN ARMAND BURNS BY WARRANTY DEED FROM JAMES V. GAINER, III, AND WIFE, KRISTA K. GAINER, OF RECORD IN INSTRUMENT NO. 20050826-0102129, DATED AUGUST 19, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 547, page 137 & 138; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2801 Belcourt Avenue, Nashville, TN 37212
(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 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.

I, Vanessa Burns, wife of Nathan Armand Burns, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Grantee, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status.

Witness my hand this 11th day of July, 2014.

Nathan Armand Burns by Bruce Jones his Attorney-in-Fact
Nathan Armand Burns
By: Bruce Jones, his Attorney-in-Fact

Vanessa Burns by Bruce Jones her Attorney-in-Fact
Vanessa Burns
By: Bruce Jones, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bruce Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Nathan Armand Burns and Vanessa Burns, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Nathan Armand Burns and Vanessa Burns, the within named bargainor by the said Bruce Jones as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of July, 2014.

Kim LaBoone
Notary Public

My Commission Expires: 10/12/14

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY