| | |
|---|---|
| **Davidson County** | **DEEDWARR** |
| **Recvd: 07/18/14 11:30** | **2 pgs** |
| **Fees:13.00 Taxes:111.00** | |
| **20140718-0063946** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Delphine Burdick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/4/18
(AFFIX SEAL)

**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 | SAME | 18100016500 |
| (NAME) | (NAME) | |
| 14176 Old Hickory Blvd | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Thirty Thousand And No/100 Dollars ($30,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lori A. Dawson, unmarried**, hereinafter called the Grantor, haves bargained and sold, and by these presents do transfer and convey unto **Delphine Burdick, married**, 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:

That certain tract or parcel of land, lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and 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 2520.97 feet 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 leaving the margin of the aforesaid Old Hickory Blvd. N 3 deg. 08' 51" E 1092.31 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 being in a fence line; thence with Stevens' line and a fence S 84 deg. 10' 53" E 199.50 feet to an iron pin, said iron pin being the northeast corner of this tract; thence leaving Stevens' line and fence S 3 deg. 07' 42" W 1094.91 feet to an iron pin, said iron pin being on the northerly margin of aforesaid old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 83 deg. 26' 26" W 200.00 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Barry Dawson and wife, Lori A. Dawson, as tenants by the entirety by Warranty Deed from Edwin A. Tripp and wife, Ruth L. Tripp dated May 14, 2002 of record in Instrument No. 20020523-0062809, Register's Office of Davidson County, Tennessee. The said Barry Dawson having since died on September 13, 2013 and subject property vested in Lori A. Dawson as the surviving tenant by the entirety.

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 unimproved property, known as 0 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 16th day of July, 2014.

Lori A. Dawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori A. Dawson, 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 16th day of July, 2014.

Notary Public

My Commission Expires:
3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
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

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17