WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/14 07:50 2 pgs
Fees:13.00 Taxes:629.00
20140729-0067050

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00.

Affiant

Subscribed and sworn to before me this 18th day of July, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michele Burgner	SAME	061-07-0-090.00
702 Broadmoor Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christina Dunham, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michele Burgner, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot Nos.4 and 5, Block G on the Plan of Broadmoor Subdivision, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, and the Westerly 20 feet of Grinstead Place, as shown on said Plan adjoining said parts of said lots on the East described as follows:

Beginning at a point in the center of Grinstead Place, as shown on said Plan, at the intersection of said center line with the Southerly margin of Broadmoor Drive; thence Southerly with the center of said street 130 feet to a point; thence Easterly 80 feet to an iron pin; thence Northerly 130 feet to an iron pin in the Southerly margin of Broadmoor Drive; thence Westerly 80 feet to the point of beginning.

TRACT 2

Being the Easterly 60 feet of Lot Nos. 4 and 5 of Block G on plan of Broadmoor Subdivision of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet on the Southerly side of Broadmoor Drive, now Woodruff, runs back between parallel lines, along the Westerly margin of Grinstead Place, 130 feet to the Southerly margin of said Lot No. 4.

Being the same property conveyed to Christina Dunham, married, from Shannon D. Dorman and husband, Kerry S. Dorman, by deed on January 22, 2014, of record in Instrument Number 20140129-0007863, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

This is improved property known as: **702 Broadmoor Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 18, 2014.

Christina Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina Dunham** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
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STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
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STATE OF TENNESSEE