THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alissa Sawyer 582 Whispering Hills Nashville, TN 37221	F+M Bank 50 Franklin St Clarksville, TN 37040	147-11-79.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20140060056 DEEDWARR
Recvd: 08/15/14 09:04 2 pgs
Fees:13.00 Taxes:566.10
20140815-0073787

Subscribed and sworn to before me, this the 8th day of August, 2014.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Steven T. Burns, unmarried("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Alissa Sawyer, a single woman and James Beuerlein, a single man** ★ **("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

★JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 413, Section II-C, Plan of Whispering Hills, as shown in Plat Book 2663, page 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven T. Burns by Quitclaim Deed from Kimberly P. Burns, dated April 9, 2014, recorded April 21, 2014, of record in Instrument No. 20140421-0032910, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Steven T. Burns, married by Quitclaim Deed dated June 17, 2011, recorded July 6, 2011, of record in Instrument No. 20110706-0051666, said Register's Office, and further being the same property conveyed to Steven T. Burns, an unmarried man by Warranty Deed dated December 19, 2007, recorded December 21, 2007, of record in Instrument No. 20071221-0146483, said Register's Office.

This is ☐ Improved OR ☐ Unimproved property located at: **582 Whispering Hills, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Steven T. Burns, by J. David Wicker pursuant to a Power of Attorney executed by Steven T. Burns on August 2, 2014, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **August, 2014.**

GRANTOR(S)

Steven T. Burns by J. David Wicker, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Steven T. Burns,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **8th** day of **August, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 18, 2016