BILL GARRETT, Davidson County
Trans:T20140064783 DEEDWARR
Recvd: 09/02/14 10:48 2 pgs
Fees:13.00 Taxes:1738.63
20140902-0079609

This Instrument Prepared By:
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
3159 Highway 64, Suite 400
Eads, Tennessee 38028

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 22nd day of August, **2014,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and CHERYLANN STEPHENS and STEVEN FORD, wife and husband, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 6 feet of Lot No. 1 and the Southerly 46 feet of Lot No. 2, Subdivision of Roberts Property of record in Plat Book 421, Page 81 in the Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of property.

Said Lot fronts 52 feet on the Westerly margin of Chapel Avenue and extends back between parallel lines 150 feet to a dead line in the rear which measures 52 feet thereon.

This being the part of the same property conveyed to Burkett Homes, Inc., a Tennessee Corporation by Warranty Deed from Raymond K. Seip and Patricia A. Seip, Truestees of the Seip Living Trust dated May 18, 2009 recorded on the 11th day of July, 2013 in Instrument Number 20130711-0071845, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2014 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay, ; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 421, Page 81; Restrictive Covenant for detached Structure recorded at Instrument No. 20131014-0107205;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF: FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 22ND day of August, 2014.

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

_____
Notary Public
My commission expires: 10-25-17

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 469,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 22nd day of August, 2014.

_____
Notary Public

My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Owner and Property Address:
Cherylann Stephens and Steven Ford
403 Chapel Avenue
Nashville, Tennessee 37206

Mail Tax Bills to:
Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

Tax ID Number: 83-2-112.00

Return To: Rudy Title and Escrow, LLC