BILL GARRETT, Davidson County
Trans:T20140070739 DEEDWARR
Recvd: 09/22/14 12:04 2 pgs
Fees:13.00 Taxes:574.24
20140922-0086694

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0911

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of September, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Burkett Homes, Inc. 1515 McKennie Nashville, TN 37206	New owner	083-02-0-235.00

WARRANTY DEED

FOR AND IN 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/WE,

Tommy D. Gaines, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Burkett Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 18 on the Plan of James J. Pryor Heirs Subdivision of Lots Nos. 19 and 20 in Brownsville plan of lots, as of record in Book 843, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tommy D. Gaines, unmarried, by Warranty Deed from Sandra G. Webster and Donald W. Grubbs and Terri A. Miller, dated 7/12/95 and recorded 7/21/95 in Book 9736, Page 290, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1515 McKennie, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2014.

Tommy D. Gaines

Tommy D. Gaines

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Tommy D. Gaines
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of September, 2014.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)