Commerce Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071719 DEEDWARR
Recvd: 09/24/14 14:59 2 pgs
Fees:13.00 Taxes:1385.65
20140924-0088000

State of Tennessee)
County of Davidson)

G#26123-2

The actual consideration or value, whichever is greater, for this transfer is **$374,500.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2014.

Notary Public

My commission expires: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert James Burke, Jr.	**SWBC Mortgage Corp**	**171030A05400CO**
4845 Manassas Drive	**9311 San Pedro, Ste 100**	
Brentwood, TN 37027	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Turner and wife, Kelly Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert James Burke, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 173 on the Plan of Fredericksburg, Section Two, a Planned Unit Development, as of record in Book 7900, Page 640, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas Turner and wife, Kelly Turner, by Warranty Deed dated September 15th, 2003, from Phillip B. Jones and wife, Mary T. Jones, of record in Instrument No. 20030919-0138945, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 7900, Page 640, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65, and as amended in Book 9500, Page 393, in Book 9860, Page 840, in Book 10694, Page 541, and in Book 7798, Page 843, Register's Office for Davidson County, Tennessee;

3) By Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 45, and amended in Book 10694, Page 539, Register's Office for Davidson County, Tennessee;

4) Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee;

5) Amenities Area shown on Plat of record in Book 7900, Page 807, and in Book 9443, Page 538, said Register's Office;

6) Deeds of conveyance of record in Book 9698, Pages 81 and 124, said Register's Office;

7) Easements of record in Book 7993, Page 269, and in Book 7851, Page 712, Register's Office for Davidson County, Tennessee;

8) P.U.D. Boundary Plat of record in Book 7900, Page 509, said Register's Office; and,

9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

This is improved property, known as: **4845 Manassas Drive, Brentwood, TN 37027**.

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 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 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/our hand(s) this **16th** day of **September, 2014.**

Thomas Turner

Kelly Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Turner and wife, Kelly Turner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **September, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY