BILL GARRETT, Davidson County
Trans:T20140073786 DEEDWARR
Recvd: 10/01/14 10:49 2 pgs
Fees:13.00 Taxes:477.67
20141001-0090522

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark Rothschild	NEW OWNER	Parcel ID:
844 Clematis Dr.		04415019100
Nashville, TN 37205		

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, we

Barbara Ann Burnett, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mark Rothschild , married
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. 229 of Section "A" on the Plan of E.I. Dupont de Nemours & Company's Subdivision as of record in Book 1424, Page 68, Register's Office for said County.

SAID Lot No. 229 fronts 54 feet on the westerly side of Jones Street and extends back 88.4 feet on the northerly line and 88.7 feet on the southerly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Barbara Ann Burnett and son, Jonathan Jeffrey Burnett, as joint tenants with right of survivorship, by Quitclaim Deed from Barbara Ann Burnett, of record in Instrument 20080612-0060550, said Register's Office, dated June 10, 2008. See also deeds of record in Book 10504, Page 813; Book 7050, Page 591; Book 6281, Page 408; and Book 1977, Page 343, said Register's Office. The said Jonathan Jeffrey Burnett died May 9, 2009.

This conveyance is subject to Restrictions of record in Book 1977, Page 318, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 68, said Register's Office; (3) Right of Way Easement for Utilities in Book 662, Page 743, said Register's Office.

The signature of Barbara Ann Burnett is signed by her duly appointed Attorney-in-Fact, Charles Burnett, pursuant to the Power of Attorney of record in Instrument 20141001-0090521 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 902 Jones Street, Old Hickory, TN

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 do 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 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 hand this 30th day of September, 2014.

Barbara Ann Burnett
By: Charles Burnett, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Barbara Ann Burnett as her Attorney in Fact as the free act and deed of the within named Barbara Ann Burnett.

Witness my hand and official seal at Nashville, Tennessee the 30th day of September, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.