26727-8 return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150002189 DEEDWARR
Recvd: 01/09/15 12:02 2 pgs
Fees:13.00 Taxes:713.64
20150109-0002564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $192,875.00.

Affiant

Subscribed and sworn before me this the 7th day of January, 2015.

Notary Public
My commission expires:

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caroline A. Burdett 1713 Riverwood Drive Nashville, TN 37216	Access National Mortgage, a Division of Access National Bank 1800 Robert Fulton Drive, Ste. 350 Reston, VA 20191	73-1-59

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEVERLY J. GEARLDS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAROLINE A. BURDETT, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of Moss Rose Heights, Section No. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the easterly margin of Riverwood Drive, formerly Maxey Lane, at the northwest corner of the property conveyed to Margaret C. Hamlin by Deed from Weakley J. Tune and wife, of record in Book 1339, page 94 and by Deed of correction in Book 1357, page 46, Register's Office for said County; thence with Hamlin's northerly line, eastwardly 170 feet; thence northwardly 65 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, westwardly 170 feet to the easterly margin of said Drive; thence with said Drive, southwardly 60 feet to the beginning.

Being the same property conveyed to Miles H. Gearlds and wife, Beverly J. Gearlds by Warranty Deed from George Clement and Lucy Barker, both unmarried persons of record in Book 8233, Page 853; dated October 31, 1990; said Register's Office.

The said Miles H. Gearlds having since died on November 7, 2009.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1713 Riverwood Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons

BG

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 the 7th day of January, 2015.

Beverly J. Gearlds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly J. Gearlds, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2014.

My commission expires: 9/10/18

Notary Public

