Davidson County	DEEDWARR
Recvd: 01/28/15 09:30	3 pgs
Fees:18.00 Taxes:962.00	
20150128-0007985	

WARRANTY DEED

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Brian T. Burkhardt
Affiant 1-26-15

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/27/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian T Burkhardt, a single man	Brian T Burkhardt, a single man	09800002500
(NAME)	(NAME)	
3108 Earhart Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150031

For and 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, Johnny Hansel and Donna Faye Huddleston-Hansel , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Brian T Burkhardt, a single man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING a certain tract or parcel of land on the Westerly margin of Earhart Road, property as described in Book 10656, page 826, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, Surveying, Inc. 2424 21st Ave. South, Suite 201, Nashville, TN 37212, License No. 1673, dated March 7, 1988 as follows: BEGINNING at a point on the Westerly margin of Earhart road and on the Southerly margin of I-40, and being the Northeast corner of property described; thence along the Westerly margin of Earhart Road, South 00° 41' 08" West, 262.46 feet to an iron rod; thence North 88° 22' 40" West 186.28 feet to a point; thence 89° 42' 17" West, 659.92 feet to a point; thence South 37° 54' 02" East 60.07 feet to a point; thence 86° 10' 11" West, 380.00 feet to a point; thence South 14° 35' 00" East 49.74 feet to a point; thence South 17° 52' 49" West, 89.43 feet to a point; thence South 79° 29' 39" West, 209.40 feet to a point; thence North 19° 27' 28" West, 99.79 feet to a point; thence North 3° 16' 04" West 86.94 feet to a point; thence North 79° 49' 08" East, 242.63 feet to a point; thence North 05° 58' 27" West, 151.25 feet to a point; thence North 86° 16' 49" East, 331.09 feet to a point; thence North 2° 13' 00" West, 40 feet to a point; thence North 86° 10' 59" East, 900.85 feet to a point in the Westerly margin of Earhart Road, being the point of beginning.

BEING all of the same property conveyed to Johnny Hansel by Special Warranty Deed from Wells Fargo Bank Minnesota, National Association, as Trustee, dated May 21, 2004 and filed of record in Instrument 20040621-0073206, Register's Office for Davidson County, Tennessee. The said Johnny Hansel created an estate by the entirety in Johnny Hansel and Donna Faye Huddleston by deed dated April 22, 2008 and filed of record in Instrument 20080502-0045358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to ingress and egress in and to cemetery located within the boundaries of said property. Subject to Easements for water lines, sewer lines, pump stations, water storage reservoirs, agreements and maintenance of record in Book 6138, page 5, Book 6938, page 105, Instrument 20070314-0030900, and Instrument 20121221-0117793, all in the Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 3108 Earhart Road, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 26th day of January, 2015.

Johnny Hansel

Donna Faye Huddleston-Hansel

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Johnny Hansel and Donna Faye Huddleston-Hansel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of January, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY