BILL GARRETT, Davidson County
Trans:T20150015856 DEEDWARR
Recvd: 03/04/15 10:31 2 pgs
Fees:13.00 Taxes:536.50
20150304-0018827

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Elizabeth Mason
AFFIANT

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

NOTARY PUBLIC

My commission expires: 5/3/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Burtis and Rebekah F. Burtis 8469 Lawson Drive Antioch, TN, 37013	NEW OWNER	182-06-0-A-349.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN C. FRENCH AND WIFE, LESLIE FRENCH**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **REBEKAH F. BURTIS AND TIMOTHY E. BURTIS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Number 286 on the Final Plat, Old Hickory Hills, Phase III, Section II, of record in Instrument Number 20100329-0023416, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to John C. French, a single man, by Warranty Deed from Ole South Properties, Inc., dated May 27, 2009 and recorded June 3, 2010, of record in Instrument Number 20100603-0042733, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 8469 Lawson Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of February, 2015.

JOHN C. FRENCH

LESLIE FRENCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John C. French and wife, Leslie French, 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 seal, this the 27th day of February, 2015.

Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: 10/3/15

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY