BILL GARRETT, Davidson County
Trans:T20150029107 DEEDWARR
Recvd: 04/17/15 13:11 2 pgs
Fees:13.00 Taxes:360.75
20150417-0034291

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 26th day of March, 2015.

Notary Public
My commission expires: 04/17/16

05-1502-66481

Address of New Owner:	Send Tax Bills to:	Tax Information
Ron Burkett dba Burkett Homes Inc. 200 Cherokee Road Hendersonville, TN 37075	Burkett Homes Inc. 200 Cherokee Road Hendersonville, TN 37075	061-15-0-257.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melvin H. Smalley, Individually and as Trustee of The Melvin H. Smalley Revocable Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ron Burkett d/b/a Burkett Homes Inc., a Tennessee Corporation, hereinafter called the Grantees, their successors 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. 52, on the Plan of M. N. Young's Inglewood Annex Subdivision of Lots 1, 2, 3 & 4 of Williams 31 Acre Tract, of record in Book 547, Page 197, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvin Howard Smalley by deed from Callie L. Colquette, a/k/a Callie K. Colquette, an unmarried widow, dated April 13, 1983, recorded April 13, 1983, of record in Book 6037, Page 372

Further being part of the same property conveyed to Melvin H. Smalley by Quitclaim Deed from Mary Ann Smalley, dated January 2, 1992, recorded April 2, 1992, of record in Deed Book 8592, Page 236, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Melvin H. Smalley, Trustee of The Melvin H. Smalley Revocable Living Trust by Quitclaim Deed from Melvin H. Smalley, dated November 11, 2002, recorded November 15, 2002, of record in Instrument No. 20021115-0142119, Register's Office for Davidson County, Tennessee. The said Melvin H. Smalley Revocable Living Trust having since been revoked.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20150206-0011354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is **un**improved property known as 3906 Oxford Street, 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 assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 26th day of March, 2015.

X Melvin H Smalley, individually and as Trustee, by Amanda G Knight, his attorney in fact

Melvin H. Smalley, Individually and as Trustee
of the Melvin H. Smalley Revocable Living Trust
By: Amanda G. Knight, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amanda G. Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Melvin H. Smalley, Individually and as Trustee of the Melvin H. Smalley Revocable Living Trust and that she is authorized by Melvin H. Smalley, Individually and as Trustee of the Melvin H. Smalley Revocable Living Trust to execute this instrument on his/its behalf.

Witness my hand in Hendersonville, TN, this 26th day of March, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY