WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luke Howard Burris	New Owner	13302016500
(NAME)	(NAME)	
3124 Kinross Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Wayne Williams, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luke Howard Burris and Lydia Buckley Burris, husband and wife, as joint tenants, 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 Lots Nos. 1 and 2 on the Plan of Airdrie Subdivision -"D", being a Re-Subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision -"C" of record in Plat Book 843, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Gillespie Brown, a widow by Warranty Deed from Arnold H. Fricke and wife, Kathleen P. Fricke, of record in Book 2441, Page 579, Register's Office for Davidson County, Tennessee, dated July 21, 1955, and recorded on July 28, 1955.

The said Mary Gillespie Brown having since died on April 11, 2001 and by Affidavit of Heirship recorded on August 22, 2011, of record in Instrument No. 20110822-0064791, in the Register's Office for Davidson County, Tennessee, said property passed to Peggy Brown Johnson and Charles Rex Brown, as her only heirs at law.

Being the same property conveyed to Wayne Williams by Warranty Deed from Peggy Brown Johnson, married and Charles Rex Brown, married, recorded on the 6th day of February, 2015 in Instrument No. 20150206-0011097, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 3124 Kinross Avenue, Nashville, TN 37211
(House Number) (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 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.

BILL GARRETT, Davidson County
Trans:T20150033028 DEEDWARR
Recvd: 04/30/15 15:17 2 pgs
Fees:13.00 Taxes:839.90
20150430-0038983

File No.: 3239
TN Warranty Deed

Witness my hand this 24th day of April, 2015.

Wayne Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wayne Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019