BILL GARRETT, Davidson County
Trans:T20150033812 DEEDWARR
Recvd: 05/04/15 11:01 2 pgs
Fees:13.00 Taxes:1924.00
20150504-0040008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires: 09-19-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Paul Tashie** | **New Owner** | **131-11-0-084.00** |
| **4544 Harding Pike, Suite 218** | | |
| **Nashville, TN 37205** | | |
| | | |

FOR AND IN 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, WE,

**Ted Burkhalter, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Paul Tashie, married,**

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 part of Lot No. 1 on the Plat of a Subdivison of J.T. Jenkin's Home Tract of record in Book 547, page 20 Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyors, September 27, 1938, as follows:**

**Beginning on the easterly margin of the Granny White Pike, at a point 170.0 feet south of the southerly margin of Battery Lane, said point being the southwest corner of the property conveyed to H.E. Moser and wife by deed from J.H. Schubert and wife of record in Book 1092, page 140, said Register's Office; thence with said Moser's southerly line, eastwardly 279.6 feet to the westerly line of the Crawford property; thence with said line southwardly 169.4 feet to an iron pin; thence North 87 1/2 deg. West 315.1 feet to an iron pin in the easterly margin of the Granny White Pike; thence with said Pike, northwardly 172.0 feet to the beginning.**

**Being the same property conveyed to TED BURKHALTER, by deed from JACK W. DERRYBERRY, JR., of record in Instrument No. 20070423-0047924, dated April 20, 2007, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

UNDER PENALTY OF PERJURY, GRANTOR HEREBY SWEARS AND AFFIRMS THAT THIS PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, THE GRANTOR'S SPOUSE, OR THE GRANTOR'S DEPENDENTS.

This is improved (__X__) Unimproved (____) property known as **4604 Granny White Pike, Nashville, TN 37220**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand this 30th day of April, 2015.

T Burkhalter

**Ted Burkhalter**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ted Burkhalter**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 2015.**

Sarah S. Gibson

**Notary Public**

**My Commission Expires:** 3-23-2019

