BILL GARRETT, Davidson County
Trans:T20150035602 DEEDWARR
Recvd: 05/08/15 09:13 2 pgs
Fees:13.00 Taxes:610.50
20150508-0042125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$165,000.00** (One Hundred Sixty Five Thousand).

AFFIANT

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

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

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/3/16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Joshua Shapera 160 Dellway Drive Nashville, TN 37207	NEW OWNER	07104007200

WARRANTY DEED

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, I/WE, **ESTATE OF KENNETH A. BURD**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSHUA SHAPERA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Lot No. 290 on the Plan of Joywood Heights, Section II, of record in Book 1130, Page 92, Register's Office for said County.

Said Lot No. 290 fronts 81 feet on the southerly side of Dellway Drive and extends back 156.3 feet on the easterly line and 171.7 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Kenneth A. Burd and wife, Ruby M. Burd by deed from Joe R. Smith, Trustee, of record in Book 4704, Page 915, Register's Office for Davidson County, Tennessee. Ruby M. Burd having predeceased Kenneth A. Burd. Kenneth A. Burd also known as Kenneth Alton Burd having since died testate as evidenced by the Last Will and Testament of Kenneth Alton Burd, deceased, of record in Probate File #14P1082, Probate Clerk's Office for Davidson County, Tennessee. Tommy Lee Ray was appointed as Executor; and the devisees under the Will are Kenneth Robert Burd, Sr., James Alton Burd, and Belenda Sue (Burd) Ray.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **160 DELLWAY DRIVE** **NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

X. TLR

LTSR Number: GTE File: 2015033839

WITNESS, this 30th day of April, 2015

Estate of Kenneth A. Burd

BY: Tommy Lee Ray EXECUTOR
Tommy Lee Ray, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tommy Lee Ray**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor** of the **Estate of Kenneth A. Burd,** and in his capacity as such **Executor**, acknowledged that he executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of April, 2015.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016