This Instrument Prepared By:
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
3159 Highway 64, Suite 400
Eads, Tennessee 38028

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1503 0013/

BILL GARRETT, Davidson County
Trans:T20150040450 DEEDWARR
Recvd: 05/26/15 11:11 2 pgs
Fees:13.00 Taxes:1665.00
20150526-0047979

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **21st** day of **May, 2015,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and **ADRIENNE HLAVATI AND HUSBAND, JAMES HLAVATI,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 72 on the plan of Blakemore & Cummings Addition to Nashville as shown on plat of record at Book 57, Page 70, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the part of the same property conveyed to the party of the first part by Special Warranty Deed of record dated July 24th, 2014 from Peggy D. Mathes, Administrator to the Estate of Michael Wayne Pruitt, of record at Instrument Number 20140728-0066926, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2015 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay, all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF: FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 15TH day of May, 2015.

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

_____
Notary Public
My commission expires: 10-25-17

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 450,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 21st day of May, 2015.

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

My commission expires:

Owner and Property Address:

510 S. 13th Street
Nashville, Tennessee 37206

Mail Tax Bills to:

Franklin American Mortgage Company
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

Tax ID Number: 083-13-0-259

Return To: Victory Title & Escrow, LLC, 695 President Place, Suite 203, Smyrna, Tennessee, 37167