File No. 155125

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/15 09:15 3 pgs
Fees:18.00 Taxes:477.30
20150603-0051574

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall L. Ward	Randall L. Ward	07111025600
(NAME)	(NAME)	
1650 Cason Lane #1907	1650 Cason Lane #1907	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JERRY L. COOK AND LARRY J. BURGE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL L. WARD**, 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:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Map of Highland Hills Subdivision as of record in Book 1130, page 40, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jerry L Cook and Larry J Burge and wife, Dixie Burge by Warranty Deed from Vernon Francis Haley dated July 2, 1998 and recorded July 2, 1998 in Book 11004, page 741, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree of Divorce in the Chancery Court of Sumner County, Tennessee, Gallatin, Docket No. 99D-24, Dixie Burge a/k/a Dixie Rouse conveyed her interest to Larry J Burge by Quitclaim Deed dated August 8, 2011 and recorded August 15, 2011 in Instrument No. 20110815-0062802, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 1429 Stainback Avenue, Nashville, Tennessee 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. 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/our hand(s) this 2nd day of June, 2015.

Jerry L. Cook

Larry J. Burge

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JERRY L. COOK AND LARRY J. BURGE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of June, 2015.

Notary Public

Commission expires:

03/26/2017

DOLLY T. PEAY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Dolly T. Peay, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY