Return To: 15-0139
Four Star Title, LLC
7506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0155HV

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2015.

Notary Public
Commission Expires: 3-7-16

BILL GARRETT, Davidson County
Trans: T20150045895 DEEDWARR
Recvd: 06/10/15 14:21 2 pgs
Fees: 13.00 Taxes: 669.70
20150610-0054926

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory E. Silas, II 2152 Quail Ridge Dr. Nashville, TN 37207	Community Trust Bank 1800 Hudson Lane Ste 2A Monroe LA 71201	032-09-0-137.00

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,

Janice R. Burt and Rodney L. Burt, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory E. Silas, II, an unmarried man

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 Lot No. 88 on the Plan of Quail Ridge, Section Three, of record in Plat Book 7900, Page 160, 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 Janice R. Burt, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 4/11/06 and recorded 4/18/06 in Instrument No. 20060418-0043654, in the Register's Office of Davidson County, Tennessee.

*Rodney L. Burt, spouse of the above named Janice R Burt, joins in this conveyance to convey any and all interest he may have to the subject property, including marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) all matters shown on plat of record in Plat Book 900, Page 160, said Register's Office; (5) Restrictive Covenants of record in Book 8163, Page 781, said Register's officel.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2152 Quail Ridge Dr., 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of June, 2015.

Janice R. Burt

Janice R. Burt

Rodney L. Burt

Rodney L. Burt

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice R. Burt and Rodney L. Burt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this 9th day of June, 2015.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

