BILL GARRETT, Davidson County
Trans: T20150049293 DEEDWARR
Recvd: 06/19/15 15:10 2 pgs
Fees: 13.00 Taxes: 679.34

20150619-0059073

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,605.76

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cole	SAME AS NEW OWNER (NAME)	0541008500
841 Robinson Road (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles Donald Burnett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Cole, hereinafter called the Grantees, their heirs and assigns, that 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. 250 ON THE PLAN OF BRANDYWINE FARMS, SECTION 15, OF RECORD IN BOOK 4660, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBU MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPRETY CONVEYED TO BARBARA ANN BURNETT AKA BARBARA ANN REDDEN BURNETT BY DEED FROM DONALD SLAON BURNETT, OF RECORD IN BOOK 10504, PAGE 811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BARBARA BURNETT HAVING SINCE DIED INTESTATE ON DECEMBER 16, 2014, LEAVING HER ONLY HEIR-AT-LAW AS CHARLES DONALD BURNETT, PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. * _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* 20150619-0059072

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 214 Rising Sun Terrace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 18th day of June, 2015.

WARRANTY DEED
(Continued)

Charles Donald Burnett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Donald Burnett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2015.

Notary Public

My Commission Expires: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072