File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150055679 DEEDWARR
Recvd: 07/09/15 14:32 2 pgs
Fees:13.00 Taxes:666.00
20150709-0066866

W & I Ref: () Title No.: 57636
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
SSGProperties, LLC 337 Jocelyn Hollow Circle Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 08311015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Paige Burch, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SSGProperties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Eastland Acres, Section II of record in Book 2331, page 7, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Paige Barnett, an unmarried woman and John Michael Burch an unmarried man by Warranty Deed from John F. Stumbaugh and Maureen A. Stumbaugh, dated September 30, 2009 and recorded on October 5, 2009 of record in Instrument No. 20091005-0092162, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20150429-0038320, said Register's Office, John Michael Burch conveyed his interest in subject property to Elizabeth Paige Burch, a married woman, as her sole and separate property.

John Michael Burch, spouse of Elizabeth Paige Burch, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 7, said Register's Office, which Plan shows a 40, foot minimum building setback line from Chapman Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4026, page 619, said Register's Office

This is improved property, known as 2408 Chapman Drive, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of July, 2015.

Elizabeth Paige Burch **John Michael Burch**

State of Tennessee

County of Davidson

On this 8th day of July, 2015, before me the undersigned authority, personally appeared Elizabeth Paige Burch and John Michael Burch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $180,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary