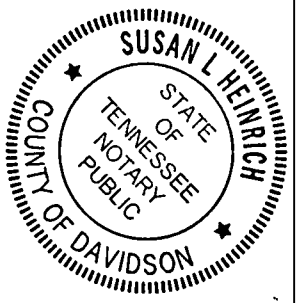
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150058211 DEEDWARR
Recvd: 07/17/15 09:47 2 pgs
Fees:13.00 Taxes:591.63
20150717-0069923



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Harold E. Burdette and Katherine Burdette	New Owner	109 01 0 005.00
(NAME)	(NAME)	
828 Norwalk Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($159,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tara C. Hensley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold E. Burdette and Katherine A. Burdette, husband and wife**, 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. 50 on the plan of Section II, Larchwood Subdivision, as or record in Book 5200, Pages 57, 58 & 59, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Frank Adams, a married man by Warranty Deed from Johnie Troy Wilson a single man dated August 30, 2007 and recorded September 5, 2007 as Instrument No. 20070905-0106508, in said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A., by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee dated May 6, 2014 and recorded May 9, 2014 as Instrument No. 20140509-0039646 pursuant to a foreclosed Deed of Trust dated April 24, 2009 and recorded May 8, 2009 as Instrument No. 20090508-0042416 by Frank E. Adams A/K/A Frank Adams and Glenda Adams, in said Register's Office of Davidson County, Tennessee.

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Further, being the same property conveyed to Tara C. Hensley, a married woman by Special Warranty Deed from Bank of America, N.A., dated July 15, 2014 and recorded July 25, 2014 as Instrument No. 20140725-0066224, in said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 828 Norwalk Drive, Nashville, TN 37214

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, has 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 our hands this . 23rd day of June, 2015.

Tara C. Hensley

Tara C. Hensley by John Leslie Hensley, her attorney in fact

By John Leslie Hensley
Her attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*John Leslie Hensley

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, *Tara C. Hensley the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, as Attorney-in Fact for Tara C. Hensley, pursuant to the Durable Limited Power of Attorney, recorded in Instrument No. _____ in the Register's Office for Davidson County Tennessee.

Witness my hand and official seal, this the 23rd of June, 2015.

Notary Public

My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(SEAL)

File Number: GRN-152789