# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150065528 DEEDWARR
Recvd: 08/07/15 08:51 2 pgs
Fees: 13.00 Taxes: 765.90
20150807-0078737

State of ~~Tennessee~~ Kansas
County of ~~Sumner~~ Johnson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant 8-14-15

Kaitlin L Burton 8-14-15

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOSEPH DORAN
Notary Public-State of Kansas
My Appt. Expires 01/31/2016

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher Westerfield | F&M Bank | 161-06-0A-083.00 CO |
| (NAME) | (NAME) | |
| 1064 Ashmore Drive | 50 Franklin Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Clarksville, TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Britton C. Burton and wife, and Kaitlin L. Burton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Westerfield,** a single 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 Unit No. 83 on the plan of Oakhill Townhomes, Phase 2, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for Oakhill Townhomes, of record in Instrument Number 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Britton C. Burton and wife, Kaitlin L. Burton, by Warranty Deed from Brian Keith Wells, an unmarried man and Victor Britt Long, an unmarried man, dated 3/29/13 and recorded 4/4/13 in Instrument No. 20130404-0033186, Register's Office for Davidson County, Tennessee. $174,000.00

unimproved ☐

This is improved ☑ property, known as 1064 Ashmore Drive, Nashville, TN 37211
(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 hands this 3rd day of August, 2015.

8-1-15
Britton C. Burton

Kaitlin L. Burton 8-1-15
Kaitlin L. Burton

State of Kansas

County of Johnson

Personally appeared before me Britton C. Burton and Kaitlin L. Burton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2015.

Notary Public

My Commission Expires: JOSEPH DORAN
Notary Public-State of Kansas
My Appt. Expires 01/31/2016

File No.: 150709