RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

DEANIE L. GREGORY
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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WIFE George Burton and Angela Burton	SAME AS NEW OWNER	02100038700
(NAME) 2610 Summerwind Dr., SE	(NAME)	
(ADDRESS) Decatur, AL 35603	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Edwin M. Brown and Wife, Jessie A. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Burton and Angela Burton, 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:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, on the Easet Side of Clarksville Pike and being described as follows:

Being Lot No. 3 of Woodard Subdivision of record in Plat Book 8250, Page 489 and Surveyor's Certificate of Correction of record in Instrument No. 20020913-0111661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Edwin M. Brown and Wife, Jessie A. Brown from Charlie Larue, Jr., and Wife, Tammy Michelle Larue by Warranty Deed dated February 21, 2013 of record in Instrument No. 20130225-0018299, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF WOODARD SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150065582 DEEDWARR
Recvd: 08/07/15 09:37 2 pgs
Fees:13.00 Taxes:203.50
20150807-0078789

unimproved ☑

This is improved ☐ property, known as 5966 Clarksville Pike, Joelton, TN 37080
(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 our hands this 31st day of July, 2015.

Edwin W. Brown
M. ED

Edwin W. Brown

Jessie A. Brown

Jessie A. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*(Husband and Wife)

On this 31st day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edwin W. Brown and Jessie A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY