WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069051 DEEDWARR
Recvd: 08/17/15 14:26 2 pgs
Fees:13.00 Taxes:888.00

20150817-0082536

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Margaret L. Avera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rafe Tyler Burnette	Pinnacle Bank	11913027800
(NAME)	(NAME)	
301 Collier Avenue	150 3rd Avenue South #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald Prosser and Viola Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rafe Tyler Burnette and Stefanie Burnette, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 18, on the Plat of the Tanksley Subdivision, of record in Plan Book 547, Page 56, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 75 feet on the southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley. Said alley (Alley No. 1896) was closed by Metro Ordinance No. 087-20.

TOGETHER with the northern half of former Alley No. 1896 which adjoins the southern boundary of the above described property, which alley was closed pursuant to Metro Ordinance No. 087-20.

Being the same property conveyed to Donald Prosser and Viola Prosser, husband and wife, by Warranty Deed from Michael Burgess and wife, Sonia L. Burgess, dated 02/13/2015 recorded 02/27/2015, of record in Instrument No. 20150227-0017042, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plan Book 547, Page 56, in the Register's Office for Davidson County, Tennessee.

Easements and restrictions set forth in Metro Ordinance No. 087-20, in the Metro Clerk's Office, Metropolitan Government of Nashville & Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 301 Collier Avenue, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of August, 2015.

Donald Prosser

Viola Prosser

State of Tennessee
County of Wilson

Personally appeared before me Donald Prosser and Viola Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

WILSON COUNTY * MARILYN C. NEWMAN * STATE OF TENNESSEE NOTARY PUBLIC