27535-8 Box 14

return to: Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville TN 37204

This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20150072740 DEEDWARR
Recvd: 08/27/15 09:02 3 pgs
Fees:18.00 Taxes:2386.50
20150827-0086727

Address New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Mr. and Mrs. Charles Robert McNiel Alden **2709 Tyne Boulevard** **Nashville, Tennessee 37215**	**Finworth Mortgage LLC** **2106 Crestmoor Road** **Nashville, Tennessee 37215**	**Map 130-15** **Parcel 25**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ben A. Burns and wife, Christina W. Burns (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto Elizabeth M. Alden and Charles Robert McNiel Alden, wife and husband as tenants by the entirety (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Harpeth Valley Estates, Section No. One, of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Ben A. Burns and wife, Christina W. Burns by Quitclaim Deed from Ben A. Burns dated December 27, 2002, and recorded January 3, 2003 at 15:55 as Instrument No. 20030103-0001483, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Ben A. Burns by Warranty Deed from Carolyn W. Perrone dated June 1, 2000, and recorded June 9, 2000 at 3:45:05 PM as Instrument No. 20000609-0058116, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2709 Tyne Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of the Property, that they have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- Subject to all matters on the Plan of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee.
- Contract for Water System by and between J. L. Webb, agent for H. B. Evans, and Thomas J. Tyne and the Belle Meade Hillsboro Land Company, of record in Book 880, page 119, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6369, page 629, Register's Office for Davidson County, Tennessee.
- Davidson County real property taxes for the year 2015 and subsequent years which have been prorated between the parties as of the date hereof.

GRANTORS FURTHER COVENANT with the Grantees and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 24th day of August, 2015.

GRANTORS:

Ben A. Burns

Christina W. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Ben A. Burns and Christina W. Burns, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2015.

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $645,000.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of August, 2015.

NOTARY PUBLIC

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
5-8-18

61387426.1