WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

William F Burke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
William Burke	William Burke	
(NAME)	(NAME)	
905 Thany Court	905 Thany Court	Map/Parcel 075 12 0A 010.00;
(ADDRESS)	(ADDRESS)	
Lebanon TN 37087	Lebanon, TN 37087	
(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, I, **Michael Burke, an unmarried man** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Burke, and wife Veronica Burke**, hereinafter called the GRANTEE(S), his heirs and/or 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 10 on the Plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Burke, an unmarried man, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated November 26, 2013 and recorded December 13, 2013 of record in Instrument Number 20131213-0126382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record in Plat Book 6900, Page 848, Covenants, conditions, easements and restrictions recorded as Book 7768, Page 238 and First Amendment recorded as Book 7945, Page 901, Easement for Retention Basin recorded on March 20, 1985 in Book 6513, Page 857 ,Grant of Easement recorded on November 12, 1986 in Book 7037, Page 853, Temporary Easement recorded on January 30, 1989 in Book 7760, Page 778 ,Consent to Sewer Easement recorded on January 30, 1989 in Book 7760, Page 784 , Articles of Incorporation of Cedar Creek Homeowner's Association recorded in Book 8414, Page 69 in the Register's Office of Davidson County, Tennessee.

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 ☐

BILL GARRETT, Davidson County
Trans:T20150077809 DEEDWARR
Recvd: 09/14/15 10:24 2 pgs
Fees:13.00 Taxes:288.60

20150914-0092861

File No.: 01288-27854
SMG TN Warranty Deed

This is improved ☑ property, known as 113 Scotts Creek Circle, Hermitage, TN 37076
(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), his 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), his 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 my hand this 10th day of September, 2015.

Michael Burke

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Burke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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