WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-15-505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Estate Development, Inc	new owner	
(NAME)	(NAME)	**106-15-61.00**
149 Chippendale Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTATE OF WALLACE PRESTON BURKE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE ESTATE DEVELOPMENT, INC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Hill-N-Dale Subdivision, Section 2, of record in Book 4175, Page 5, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Elmore W. Vail, et ux Jeanne D. Vail to Wallace Preston Burke, as recorded on the 30th day of May, 1980 in Deed Book 5607, Page 474 and Davidson County Probate Docket No. 07P-1433, in the Register's Office of Davidson County, Tennessee. The said Wallace Preston Burke having since died on June 24, 2007 as evidenced in Davidson County Probate Court Docket No. 07P1433. Further, being the same property subject to the Order Approving Sales Agreement by the Davidson County Chancery Court Case No. 14-1625-II on August 21, 2015.

This conveyance is subject to:

- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILL-N-DALE SUBDIVISION, SECTION 2, as recorded in Plat Book 4175, Page(s) 5.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4206, Page 106.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Shady Oak Drive, Nashville, Tennessee 37217**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150079487 DEEDWARR
Recvd: 09/18/15 10:09 2 pgs
Fees:13.00 Taxes:453.25
20150918-0094871

Witness my/our hand(s) this the 11th DAY OF SEPTEMBER, 2015.

Estate of Wallace Preston Burke

BY: _____
Zachary Wiley, Attorney and Authorized Agent for Estate of Wallace Preston Burke

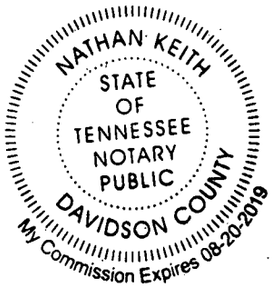
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Attorney and Authorized Agent of the Estate of Wallace Preston Burke pursuant to Order Approving Sales Agreement Case No. 14-1625-II in the Chancery Court of Davidson County, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th day of September, 2015.

_____
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212