This Instrument Prepared By:
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
3159 Highway 64, Suite 400
Eads, Tennessee 38028

Davidson County DEEDWARR
Recvd: 10/07/15 14:12 3 pgs
Fees:18.00 Taxes:1405.63
20151007-0102411

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 30th day of September, **2015,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and **ANTHONY ROSS AND MARY ROSS,** Husband and Wife, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Batson-Oakley Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, February 11 and 12, 1947, as follows: Beginning on the southerly margin of Huffine Street at the northeast corner of the property conveyed to Leslie C. Huffine and wife, by deed from J. L. Young, et al, of record in Book 1422, Page 388, in the Register's Office for said County; thence with said Street, South 86 degrees 30 minutes East 49.38 feet to the corner of Lot Numbers 4 and 5; thence with the line between said two lots, southwardly 214.5 feet to the northerly line of Lot Number 3; thence with said line, westwardly 43 feet; thence north 7 degrees 7 minutes east 213.8 feet to the beginning.

This being the part of the same property conveyed to the party of the first part by Warranty Deed of record dated July 31, 2014 from Mike Peden, of record at Instrument Number 201407310068619, in the Register's Office of Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2016 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay, all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF: FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 30th day of September, 2015.

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

_____
Notary Public
My commission expires: 10-25-17

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 30 day of September, 2015.

_____
Notary Public

My commission expires: 2/20/18

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Owner and Property Address:
Anthony Ross and Mary Ross
1412 Huffine Street
Nashville, Tennessee 37216

Mail Tax Bills to:
CMG Mortgage, Inc.
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

Tax ID Number: 07211000800

Return To:

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).