This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150101869 DEEDWARR
Recvd: 12/02/15 10:01 2 pgs
Fees:13.00 Taxes:1787.84
20151202-0121379

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David J & Christina M Coldiron 4801 Nebraska Ave. Nashville, TN 37209	Same	103030/248.00

THIS INDENTURE, made this 30th day of November, 2015 between

Julianne K. Burnett and husband, Donald S. Burnett

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

David J. Coldiron and Christina M. Coldiron, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 1 of Block 20 on Plan of a part of Sylvan Park of record in Book 332, Page 104, Register's Office for said County, said Lot No. 1 of Block 20 fronts 60 feet on the southerly margin of Nebraska Avenue and extends back between parallel lines, along the westerly margin of North 48th Street 160 feet to an alley.

Being the same property conveyed to Julianne K. Burnett and husband Donald S. Burnett by Quitclaim Deed dated 3/27/09 from Julianna K. Burnett formerly known as Julianne Kennedy Stevenson of record in Instrument No. 20090331-0028917, and by Warranty Deed dated 3/14/08 from David M. Powell and Kerri Evans Powell, husband and wife of record in Instrument No. 20080318-0027299, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4801 Nebraska Ave., Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Julianne K. Burnett
Julianne K. Burnett

Donald S. Burnett
Donald S. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julianne K. Burnett & Donald S. Burnett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of November, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $483,200.00.

Donald S. Burnett
Affiant

Sworn to and subscribed before me, this 30th day of November, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County