NEW OWNER:

Karen Burke
9012 Rigden Mill Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1143

Map 173 Group 09-0-A Parcel 519.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160001026 DEEDWARR
Recvd: 01/06/16 09:28 2 pgs
Fees:13.00 Taxes:695.60
20160106-0001088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Eight Thousand and 00/100 Dollars ($188,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RANDI CARLEE BLAKELY, F/K/A RANDI CARLEE, MARRIED** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **KAREN BURKE, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 442 on the plan of Lenox Village Phase Seven, and of record in Instrument No. 20051028-0130418, in the 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 Randi Carlee, unmarried, by Warranty Deed from Charles Robert Taylor, unmarried, dated June 21, 2013, and of record Instrument No. 20130626-0065876, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 9012 Rigden Mill Dr., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **December, 2015**.

RANDI CARLEE BLAKELY

MICHAEL R. BLAKELY, II, joins in this conveyance for the purpose of conveying his marital interest and any other interest he may have in the above described property.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RANDI CARLEE BLAKELY and MICHAEL R. BLAKELY, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **December, 2015**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **188,000.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of **December, 2015**.

NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JANUARY 24, 2017