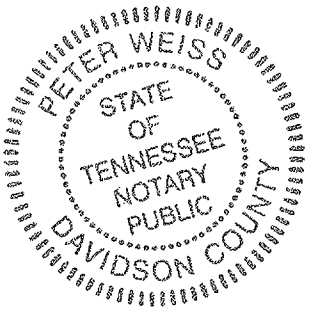
WARRANTY DEED

16-02-006



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of February, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CLAYTON B. TATE	" NEW OWNER "	131-06-0F
(NAME) 2632 Avery Park Drive	(NAME)	0300.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/23/16 09:55 2 pgs
Fees:13.00 Taxes:1628.00
20160223-0017044

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LIDA HOSKINS BURKE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLAYTON B. TATE, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and 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 No. 30 on the Plan of Burton Hills Village of Abbeywood, Tract 21, a Planned Unit Development,** of record in Book 6900, Page 223, as amended in Book 7147, Page 423, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CHRIS BURKE AND WIFE, LIDA BURKE, by Deed from ALAN E. COLLINS AND WIFE, SONYA R. COLLINS, of record in Instrument No. 20051025-0128590, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Chris Burke and Lida Burke divorced and Chris Burke having conveyed all his interest to Lida Burke by Quitclaim Deed of record in Instrument No. 20060911-0112518, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Burton Hills, of record in Book 6517, Page 522, as amended in Book 6691, Page 593, in Book 6778, Page 532, in Book 6778, Page 536, in Book 6911, Page 120, in book 7046, Page 520, in Book 7076, Page 691, in Book 7146, Page 188, in Book 9882, Page 733, in Book 11407, Page 927, and in Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee; and Declaration of Covenants, Conditions, and Restrictions, of Abbeywood Tract 21, of record in Book 7146, Page 193, and in Book 9790, Page 987, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

GRANTEE herein is prohibited from conveying captioned property for any sales price for a period **of 45** days from the date of this deed. After this 45 day period, Grantee(s) is further prohibited from conv**eying** the property for a sales price greater than 120% of short sale price until 90 days from the date of this **deed.** These restrictions shall run with the land are not personal to the Grantee.

BEING property known as: **119 Abbeywood Drive, Nashville, TN, 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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.

WITNESS WHEREOF, my hand, this 19th day of February, 2016.

LIDA HOSKINS BURKE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LIDA HOSKINS BURKE, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN this 19th day of February, 2016.

My Commission Expires:
2/19/18

Notary Public

CASSANDRA T. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, the undersigned, do hereby make oath that I am a licensed 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DUFFIES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON