BILL GARRETT, Davidson County
Trans:T20160016433 DEEDWARR
Recvd: 02/29/16 14:07 2 pgs
Fees:13.00 Taxes:266.01
20160229-0019021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $71,895.90

Affiant

Subscribed and sworn to before me, this 24th day of February, 2016.

Notary Public

My commission expires:

(Notary Stamp)

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25/2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roberth Lamer **Yailyn Mata**	**New Owner**	**Map/Parcel: 044-09-0-020.00**
209 Rayon Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ashley Nichole Burlison, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberth Lamer and Yailyn Mata, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 245 and a triangular lot on the Plan of Rayon City Development County of record in Book 843, page 13, said Register's Office. Said Lot No. 245 fronts 50 feet on the southerly side of Rayon Drive and runs back between parallel lines 150 feet to a dead line, and measures 50 feet thereon. Said triangular lot begins at an iron pin at the southeast corner of Lot 245 and runs 120 feet, more or less to a point; thence in a northwest direction 146.3 feet, more or less, to a point, said point being the southerly boundary line of Lot 247; thence east 115 feet with the southerly line of Lots 247, 246 and 245 to the point of beginning. Land in Davidson County, Tennessee being an unnumbered tract lying south of Lot No. 244 on the Plan of Rayon City Development Company as of record In Book 843, page 13, Register's Office for said County, described as follows; Beginning at a point, said point being the southwesterly corner of Lot No. 244 on the southeasterly corner of Lot No. 245; thence in a southwesterly direction 120 feet, more or less, to a concrete monument; thence S 80 deg. 01 min. E 50 feet to a point; thence N 24 deg. 46 min. E 116 feet to a point, said point being the southeasterly comer of Lot No. 244; thence with the southerly line of Lot No. 244, N 80 deg. 01 min, W 50 feet to the point of beginning.

Being the same property conveyed to Ashley Nichole Burlison, unmarried, by Warranty Deed from Joseph S. Burlison and Amy G. Burlison, married, of record in Instrument No. 20091202-0110366, dated November 24, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 843, Page 13, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1372, Page 611, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 9377, Page 204, Register's Office for DAVIDSON County, Tennessee.

Joint Driveway Agreement of record in Book 5172, Page 203, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 215 Rayon Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 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.

Witness my/our hand(s) this 24th day of February, 2016.

Ashley Nichole Burlison

*Justin Griffin, spouse of Ashley Nichole Burlison, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Justin Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ashley Nichole Burlison, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Justin Griffin, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160069JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027