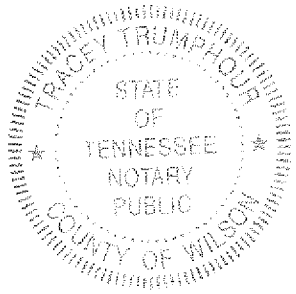
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy Brown Fleishour	BancorpSouth Bank	095-08-0-010.00
(NAME)	(NAME)	
234 Ridgeway Drive	2778 W Jackson St, Bldg C, 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/01/16 15:09 3 pgs
Fees:18.00 Taxes:518.00
20160301-0019565

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobby J. Burton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tammy Brown Fleishour, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 130 on the Plan of Eva-Mor Heights, Section Two, of record in Plat Book 1835, Page 30, 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 Bobby J. Burton and wife, Shayron E. Burton by Quitclaim Deed from Richard S. Burton, and wife Elizabeth Lee Burton, and Bobby J. Burton and wife, Shayron E. Burton, dated 03/01/2002, recorded 03/07/2002 of record in Instrument No. 20020307-0028502, in the Register's Office for Davidson County, Tennessee. Said property being the same property further conveyed to Bobby J. Burton by Quitclaim Deed from Shayron E. Burton, dated 09/06/2005, recorded 09/07/2005 of record in Instrument No. 20050907-0107281, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 234 Ridgeway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 26th day of February, 2016.

Bobby J. Burton

State of Tennessee
County of Wilson

Personally appeared before me Bobby J. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRIUMPHOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

