BILL GARRETT, Davidson County
Trans:T20160023183 DEEDWARR
Recvd: 03/22/16 09:43 3 pgs
Fees:18.00 Taxes:370.00
20160322-0026961

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1100

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Deaton 101 Beech Forge Drive Antioch, TN 37013	Same as new owner	163-11-B-53.00

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Shannon O'Neill
Affiant

Amelia Swanson State of Tennessee Notary Public Williamson County

Subscribed and sworn to before me, this the 18 day of March, 2016.

Notary Public

My Commission Expires: 5/27/2019
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Thomas Lee Burnside, Trustee of the LEE A. BURNSIDE AND JEAN L. BURNSIDE TRUST dated August 1, 2002 formerly known as the LEE A. BURNSIDE AND JEAN L. BURNSIDE REVOCABLE LIVING TRUST dated August 1, 2002, Thomas L. Burnside, unmarried and sister, Betty J. Wright, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Deaton, an unmarried man,** 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:

The subject property is neither the principal residence of **Betty J. Wright** nor her spouse or any dependent.

The subject property is neither the principal residence of **Thomas L. Burnside** nor his spouse or any dependent.

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Bell Forge Village, Section IV, Second Revision, of record in Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description as to location and details of said lot.

Being the same property conveyed to Lee A. Burnside and wife, Jean L. Burnside by Warranty Deed from Bell Forge Village Associates, a Tennessee joint venture by and between Pathview, Inc., a Tennessee corporation and JNF Construction, Inc., a Tennessee corporation, dated March 27, 1985, recorded March 28, 1985, of record in Book 6520, page 440, Register's Office for Davidson County, Tennessee.

The marriage of Lee A. Burnside and Jean L. Burnside continued uninterrupted until the death of Lee A. Burnside on November 18, 2002 leaving Jean L. Burnside as the sole surviving tenant. Jean L. Burnside died on or about March 1, 2013 leaving her children Thomas L. Burnside and Betty J. Wright as her heirs at law as shown by Affidavits of Heirship recorded simultaneously herewith, in Instrument Numbers 20160322-0026959 and 20160322-0026960, in the Registers office for Davison County, Tennessee. Being the same property conveyed to the Trustee(s) of the LEE A. BURNSIDE AND JEAN L. BURNSIDE REVOCABLE LIVING TRUST dated August 1, 2002 by UNRECORDED Quitclaim Deed dated 08/01/2002. Thomas

This is Improved property located at: **101 Beech Forge Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, **2016.**

GRANTOR(S)

Thomas L. Burnside

Betty J. Wright

Thomas Lee BUrnside, Successor Trustee
for the LEE A. Burnside and Jean L. Burnside
Trust dated August 1, 2002 formerly known as
the Lee A. Burnside and Jean L. Burnside
Revocable Trust dated August 1, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas L. Burnside** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 17 day of March, **2016.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019

STATE OF Kentucky
COUNTY OF Boone

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betty J. Wright** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16th day of March, **2016.**

KAREN E. ... NOTARY PUBLIC STATE AT LARGE, KY

Karen E. Ashford #461245
Notary Public
My Commission Expires: 3-24-2016

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thomas Lee Burnside,** Successor Trustee of the **LEE A. BURNSIDE AND JEAN L. BURNSIDE TRUST dated August 1, 2002 formerly known as the LEE A. BURNSIDE AND JEAN L. BURNSIDE REVOCABLE LIVING TRUST dated August 1, 2002**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, as Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee

Witness my hand and official seal on this the 18 day of March, **2016.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019