WARRANTY DEED

File #16091

BILL GARRETT, Davidson County
Trans:T20160030429 DEEDWARR
Recvd: 04/14/16 14:28 2 pgs
Fees:13.00 Taxes:1017.50
20160414-0035842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Roos	SAME	-147-14-0-114.00
(NAME)	(NAME)	
525 Westcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5360		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Lina L. Burkhart and Jason Burkhart, wife and husband ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher W. Roos and Ashley M. Roos, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 301 on the Plan of Candlestick Farms, Section Three of record in Plat Book 3500, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lina Burkhart and Jason Burkhart, by Warranty deed from Natalie H. Wrucke, married of record in Instrument No. 20070302-0025789 Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 02, 2007. Lina Burkhart and Lina L. Burkhart is one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 525 Westcrest Drive, Nashville, TN 37211-5360

(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 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. 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 12th day of April, 2016.

Lina L. Burkhart

Jason Burkhart

STATE OF Indiana

COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Lina L. Burkhart and Jason Burkhart, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this12th day of April, 2016.

My commission expires: 9/29/23

Notary Public

ZACHARY C. EDWARDS
NOTARY PUBLIC
STATE OF INDIANA, COUNTY OF DELAWARE
MY COMMISSION EXPIRES: 9/29/23
COMMISSION NUMBER: 673628

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027