BILL GARRETT, Davidson County
Trans:T20160032365 DEEDWARR
Recvd: 04/20/16 10:14 2 pgs
Fees:13.00 Taxes:1524.40
20160420-0038195

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April, 2016.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-3976D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burnett Builders Inc. (NAME)	New Owner (NAME)	131-7-18
PO Box 1610 (STREET ADDRESS)	" (STREET ADDRESS)	
Springfield TN 37172 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret B. Rich**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Burnett Builders Inc.**, 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. 4 on the plan of Locust Grove Subdivision, as shown by plat of record in Plat Book 1424, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 4 fronts 85 feet on the southerly side of Castleman Drive and runs back between parallel lines 202 feet to a dead line.

BEING the same property conveyed to Albert R. Rich, Jr. and wife, Margaret B. Rich from Charles William Oates, and wife Irene L. Oates, by Deed dated July 13, 1964, in Book 3790, Page 155, in the Register's Office for Davidson County, Tennessee. The said Albert R. Rich, Jr. having since died April 2, 1999 leaving the subject property vested in Margaret B. Rich as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 40, and amended in Book 6875, page 516, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signatures of Margaret B. Rich are signed by their appointed Attorney-in-fact Peggy B. Rich, pursuant to the Power of Attorney recorded in Instrument #20160420-0038194, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1927 Castleman Drive, Nashville, TN 37215.

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.

Witness my/our hand(s) this 18th day of April, 2016.

MARGARET B. RICH

By: Margaret B Rich
X by Peggy B Rich POA
Peggy B. Rich, Attorney-in-Fact

April 18, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Peggy B. Rich, Attorney-in-Fact for Margaret B. Rich, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of April, 2016.

My Commission Expires: 8/6/18

Notary Public

SUMNER COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066