THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160036394 DEEDWARR
Recvd: 05/03/16 09:15 3 pgs
Fees:18.00 Taxes:980.50
20160503-0043184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $265,000

Pamela Gale Burnett
AFFIANT

Subscribed and sworn to before me this 29th day of April, 2016.

D B Cook
Notary Public
My Commission Expires:
7/5/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers

Anthony Steve Burnett, et ux
4109 A Westlawn Dr.
Nashville, TN 37209

Owner

Map 102-07
Parcel 69.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

MICHELLE L. ROBERTS, UNMARRIED

herein referred to as "Grantor", have bargained and sold, and by these presents do hereby transfer and convey unto

ANTHONY STEVE BURNETT and wife, PAMELA GALE BURNETT

herein referred to as "Grantees", Grantees' heirs and assigns, certain tracts or parcels of land located in **Davidson** County, Tennessee, described as follows, to-wit:

See Attached "Exhibit A"

THIS conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantees) and subsequent years.

2. Matters shown on the Plan of record in Plat Book 3700, Page 91, said Register's Office, including specifically but not limited to Note 1 , which recites "Lots 2, 3, 4, 5 and

Reserved Parcels "A" and "B" are not to be used as building sites until approved by the Metropolitan Planning Commission."

3. Easement for the flow of the water of Cumberland River and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

5. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

BEING improved property, known as 6524 Upton Lane, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of April, 2016.

Michelle L. Roberts
MICHELLE L. ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Michelle L. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 2016.

Dan P Cook
Notary Public

My Commission Expires: 7/8/2019

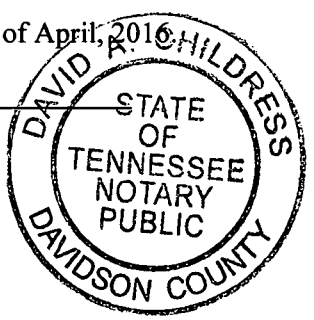


EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Charlotte Park Section 26, of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AUSTIN P. ROBERTS and wife, MARY S. ROBERTS, by deed from ROBERT W. HOFFMAN and wife, DONNA J. HOFFMAN, of record in Book 4321, page 790, dated March 27, 1969, said Register's Office. MARY S. ROBERTS having died on or about February 15, 2000, leaving AUSTIN P. ROBERTS, the surviving tenant by the entirety.

AUSTIN P. ROBERTS, unmarried, conveyed his interest in the subject property to AUSTIN P. ROBERTS, TRUSTEE AND ANY SUCCESSOR TRUSTEES THERETO, OF THE AUSTIN P. ROBERTS REVOCABLE TRUST DATED NOVEMBER 27, 2013, by quitclaim deed of record in Instrument No. 20131202-0122487, dated November 27, 2013, said Register's Office. AUSTIN P. ROBERTS having died on or about January 20, 2015.

MICHELLE L. ROBERTS, SUCCESSOR TRUSTEE OF THE AUSTIN P. ROBERTS REVOCABLE TRUST DATED NOVEMBER 27, 2013, conveyed her interest in the subject property to MICHELLE L. ROBERTS, by quitclaim deed of record in Instrument No. 20150924-0097071, dated September 15, 2015, said Register's Office.

Land in Davidson County Tennessee, being part of Reserved Parcel "A" on the plan of Charlotte Park, Section 26 of record in Book 3700, page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, as follows:

BEGINNING at a point, said point being located at the rear common corner of Lots 6 and 7 on the plan of said Section 26; thence with the northeasterly extension of the line between said Lots 6 and 7, north 48° 10' 12" east, passing a witness line at 281.92 feet, a total distance of 301.92 feet, more or less, to the center of a creek; thence with the center of said creek, northwardly 75 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the line between Lots 7 and 8 on the plan of said Section 26; thence with the northeasterly extension of the line between said Lots 7 and 8, south 48° 10' 12" west, passing a witness line at 20 feet, more or less, and continuing for a distance of 291.05 feet, making a total of 311.05 feet, more or less, to the rear common corner of said Lots 7 and 8; thence with the northeasterly line of said Lot 7, south 41° 49' 48" East 70.00 feet to the point of beginning, containing 21,837 square feet, more or less.

Being the same property conveyed to AUSTIN P. ROBERTS and wife, MARY S. ROBERTS by deed from REYNOLD BUBIS, TRUSTEE, of record in Book 4781, page 748, dated November 1, 1973, said Register's Office. MARY S. ROBERTS having died on or about February 15, 2000, leaving AUSTIN P. ROBERTS, the surviving tenant by the entirety. AUSTIN P. ROBERTS having died on or about January 20, 2015. The property passed to his sole heir at law, MICHELLE L. ROBERTS. For further reference, see Affidavit of Heirship of record in Instrument No. 20160503-0043183, said Register's Office.