Davidson County DEEDWARR
Recvd: 05/20/16 13:41 3 pgs
Fees:18.00 Taxes:850.63
20160520-0050856

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 20th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 12.18.17
File No. 16-4716D

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barry Burge and Teresa Burge, husband and wife (NAME)	NEW OWNER (NAME)	26-7-167.00
106 Buckingham Court (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **William L. Easterling and/or Betty Jean Easterling, Trustees of the William L. Easterling and/or Betty Easterling Joint Revocable Living Trust Agreement and any Successors in Trust, U/A/D May 13, 1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Burge and Teresa Burge, husband and wife**, 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. 245 on the PLAN OF WINDSOR GREEN, PHASE II, SECTION II, of record in Book 6900, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William L. Easterling, and/or Betty Jean Easterling, Trustees U/A/D May 13, 1997 of the Easterling Joint Revocable Living Trust Agreement and any Successors in Trust from Robert A. Mauder and wife, Eleanor M. Mauder, by Warranty Deed dated August 30, 2002, as Instrument No. 20021031-0133621, in the Register's Office for Davidson County, Tennessee.

Betty Jean Easterling and Betty Easterling are one and the same person.

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

1. Restrictions as recorded in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

2. 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 6900, page 549, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 8192, page 65 and Book 6396, page 542, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

7. Easement to Madison Suburban Utility District as recorded in Book 4377, page 94, Book 6636, page 824, and Book 7410, page 996, 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.

This is improved property, known as 106 Buckingham Court, Goodlettsville, TN 37072.

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 May, 2016.

WILLIAM L. EASTERLING AND/OR BETTY JEAN EASTERLING, TRUSTEES OF THE WILLIAM L. EASTERLING AND/OR BETTY EASTERLING JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST U/A/D MAY 13, 1997

By: William L. Easterling, Trustee — May 18, 2016
William L. Easterling, Trustee — Date

By: Betty Jean Easterling, Trustee — May 18, 2016
Betty Jean Easterling, Trustee — 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 William L. Easterling and Betty Jean Easterling, Trustees of the William L. Easterling and/or Betty Jean Easterling Joint Revocable Living Trust Agreement U/A/D May 13, 1997 with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees 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 May, 2016.

My Commission Expires:_____

DONNA SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-2-18

Notary Public

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

