NEW OWNER:
BURKETT HOMES, INC.
200 CHEROKEE ROAD
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0588

Map & Parcel
06110013400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160042681 DEEDWARR
Recvd: 05/20/16 14:29 3 pgs
Fees:18.00 Taxes:629.00
20160520-0050903

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBIN H. GANN, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BURKETT HOMES, INC., a Tennessee corporation,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being particularly described as, Lot No 30 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right-of-way of the Louisville and Nashville Railroad.

Being the same property conveyed to ROBIN H. GANN by Quitclaim Deed from Todd Eugene Gann, dated December 8, 2005, and of record in Instrument Number 20051212-0149303, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Robin H. Gann by Warranty Deed from John Barton, unmarried, dated April 18, 1997, and of record in Book 10425, Page 297, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4110 SAUNDERS AVE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 547, Page 77 and 78, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on May 22, 2016 at 5:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of May, 2016.

ROBIN H. GANN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBIN H. GANN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2016.

DAVID B. FOUTCH
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-22-17

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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

Janet Johnson
AFFIANT

Sworn to and subscribed to before me this 18th day of May, 2016.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY