WARRANTY DEED

BMR16-0301

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 6/19/18

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Burnett	New owner	
301 Mystic Hill Dr.	(NAME)	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-1253		018-07-142.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we APRIL M. TRAVIS, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW BURNETT AND KELLIE L. BURNETT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Final Plat of Section Three, Charleston Square Subdivision, of record in Plat Book 6250, Page 435, 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 Daniel A. Bolduc, unmarried by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20120801-0067890, Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 01, 2012.

Being the same property conveyed to April M. Travis, an unmarried person by Warranty Deed from Daniel A. Bolduc, an unmarried man, of record in Instrument No. 20141027-0098944, Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6250, Page 435, Book 6545, Page 254, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 301 Mystic Hill Dr. , Goodlettsville, Tennessee 37072-1253
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20160049454 DEEDWARR
Recvd: 06/10/16 14:54 2 pgs
Fees: 13.00 Taxes: 1035.63
20160610-0059130

Witness my/our hand(s) this 7th day of June, 2016.

April M. Travis

STATE OF Tennessee
COUNTY OF Williamson

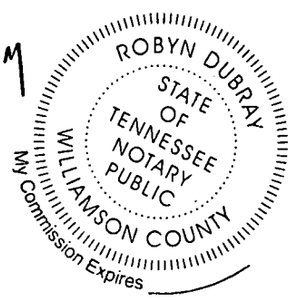
On this the 7th day of June, 2016, before me personally appeared April M. Travis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959