RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: RFC150690

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160059523 DEEDWARR
Recvd: 07/12/16 13:26 3 pgs
Fees:18.00 Taxes:259.00
20160712-0071345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of Apr. 1, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otis Gordon 3369 Hospital Lane Nashville, TN 37218	Same address as new owner	080 07 0 062.00

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH BURNS BRIDGEFORTH, PATRICE BURNS LYONS AND PEGGY CUNNINGHAM** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **OTIS GORDON**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 416 on the Plan of Bordeaux Hills Addition, Section 7, as of record in Book 3842, Page 73, in the Register's Office of Davidson County, Tennessee.

Said lot fronts 57.57 feet on the southwest side of Hospital Lane and extends back 103.84 feet in a northwest line 146.94 feet on the southeast line to a dead line in the rear, which is a broken line measuring a total of 83.36 feet thereon.

Being the same property conveyed to Dennis A. Jamison and wife Joyce C. Jamison by deed from William T. Rushford, Jr., unmarried, of record in Book 4358, page 641 Registrar's office for Davison County, Tennessee.

Being the same property conveyed to Otis H. Burns and Wife, Frances Ann Burns by Warranty Deed dated 07/27/1972 in Book 4631, Page 848, said Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3369 Hospital Lane, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Frances Ann Burns died on November 12, 2006 having been divorced from Otis H. Burns since 1980, having never conveyed her interest in the property to Otis H. Burns pursuant to Property Settlement Agreement at No. 80D-1307 in the 5th Circuit Court for Davidson County, Tennessee and recorded in Book 6154, Page 664, said Register's Office. Pursuant to Affidavits of Heirship recorded simultaneously with this transaction, the sole heirs of Frances Ann Burns are Deborah Burns Bridgeforth and Patrice Burns Lyons. Otis H. Burns died on July 24, 2014 leaving no Will. Pursuant to Small Estate Affidavit filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket #14P1492 the heirs at law of Otis H. Burns are Peggy Cunningham, a/k/a Peggy Cunningham Burns, his wife at the time of his death, Deborah Burns Bridgeforth and Patrice Burns Lyons. Peggy Cunningham attempted a conveyance of the subject property to Deborah Bridgeforth by Quit Claim of record at Instrument #201408050070401, said Register's Office. Said deed having not provided an adequate description of the property. Deborah Burns Bridgeforth and Patrice Burns Lyons convey the subject property as the heirs at law of Otis H. Burns. Peggy Cunningham a/k/a Peggy Cunningham Burns conveys the subject property to convey all interest she may have in the property as attempted in the aforereferenced Quit Claim Deed.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20th day of April, 2016.

Deborah Burns Bridgeforth

DEBORAH BURNS BRIDGEFORTH

Patrice Burns Lyons

PATRICE BURNS LYONS

Peggy J. Cunningham Burns

PEGGY CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Deborah Burns Bridgeforth, Patrice Burns Lyons and Peggy Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2016.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

pdl