WARRANTY DEED



File No.: SLA-16-1227-1229

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Historic Greenfield Homes, GP	NEW OWNER	07203021400 & 07203021500
(NAME)	(NAME)	
513 3rd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160060429 DEEDWARR
Recvd: 07/14/16 11:57 2 pgs
Fees:13.00 Taxes:1295.00

20160714-0072309

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **PAMELA J. BURKE AND KEITH BURKE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HISTORIC GREENFIELD HOMES, GP**, 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:

Tract I (1227 Greenfield Avenue, Nashville, TN 37216)

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 111 fronts 50 feet on the Northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Tract II (1229 Greenfield Avenue, Nashville, TN 37216)

Being the Easterly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said Easterly part of said Lot No. 111 fronts 50 feet on the Northerly side of Greenfield Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed by Warranty Deed from Pam Burke, Trustee of the Jean H. Nichols Revocable Trust dated July 06, 2000 to Pamela J. Burke and Keith Burke, husband and wife, as recorded on the 1st day of October, 2014 in Instrument No. 20141001-0090443; Quitclaim Deed from Jean H. Nichols, unmarried to Jean H. Nichols Revocable Trust dated July 6, 2000 , as recorded on the 4th day of December, 2000 in Instrument No. 20001204-0118869; Warranty Deed from Kenneth Sharp, unmarried to A. David Nichols and wife, Jean H. Nichols, as recorded on the 14th day of November, 1989 in Deed Book 7983, Page 75 and Warranty Deed from Barnes S. Webb and wife, Nadine C. Webb to A. D. Nichols, Jr. and wife, Jean H. Nichols, as recorded on the 1st day of December, 1972 in Deed Book 4659, Page 823, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1227 Greenfield Avenue & 1229 Greenfield Avenue, Nashville, TN

(House Number) (Street) (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 GRANTEES, 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.

Witness my/our hand(s) this 11th day of July, 2016.

Pamela J. Burke

Keith Burke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela J. Burke and Keith Burke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2016.

Notary Public
My Commission Expires: 7-08-2019

(SEAL)

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210
(615)515-7171