Davidson County DEEDWARR
Recvd: 08/17/16 08:28 3 pgs
Fees:18.00 Taxes:680.80
20160817-0085575

WARRANTY DEED

File #16281

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summer Burton	FNB Bank	-086-10-0B-145.00
(NAME)	(NAME)	
145 Noel Cove Cir	10 Cadillac Dr. Ste 110	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Kristen E. Little an unmarried person and Gill M. Little and Delena Little, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Summer Nachelle Burton, unmarried and Carla Lynne Burton, unmarried, as tenants in common with full rights of survivorship,** 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:

Lot 145, NOEL COVE TOWNHOMES, as shown on plat of record in Instrument No. 20030924-0141428, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen E. Little, an unmarried person and Gill M. Little and Delana Little, husband and wife by Warranty Deed from Robert K. Impson and Cindy Impson, husband and wife, recorded on the 10th day of December, 2012 in Instrument No. 20121210-0113294, in the Register's Office of Davidson County, Tennessee. Delana Little is the same person as Delena Little.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 145 Noel Cove Cir, Hermitage, TN 37076
(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 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. 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 hand this 18th day of July, 2016.

Kristen E Little by Nicole Dansby her attorney in fact
Kristen E. Little
By: Nicole Dansby, her attorney in fact

Gill M Little by Nicole Dansby his attorney in fact
Gill M. Little
By: Nicole Dansby, his attorney in fact

Delena Little by Nicole Dansby her attorney in fact
Delena Little
By: Nicole Dansby, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of July, 2016, before me personally appeared Nicole Dansby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristen E. Little pursuant to a Specific Power of Attorney dated 6/29/2016 and filed of record in Instrument No. 20160817-0085574, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Kristen E. Little, as her attorney in fact.

Witness my hand and official seal this 18th day of July, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public _____

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of July, 2016, before me personally appeared Nicole Dansby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gill M. Little pursuant to a Specific Power of Attorney dated 6/29/2016 and filed of record in Instrument No. 20160817-0085572, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Gill M. Little, as his attorney in fact.

Witness my hand and official seal this 18th day of July, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public _____

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of July, 2016, before me personally appeared Nicole Dansby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Delena Little pursuant to a Specific Power of Attorney dated 6/29/2016 and filed of record in Instrument No. 20160817-0085573, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Delena Little, as her attorney in fact.

Witness my hand and official seal this 18th day of July, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public _____

My Commission Expires:

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).