THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088966**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is/ $400,500.00 Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160081949 DEEDWARR
Recvd: 09/19/16 13:27 2 pgs
Fees:13.00 Taxes:1481.85
20160919-0098298

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Burk and Laura Burk 5712 HEARTHSTONE LN Brentwood, TN 37027-4314	New Owner	Tax Parcel ID No. 160-15-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Giuliano Pagan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Burk and Laura Burk, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 172, PHASE 1, RESUBDIVISION OF LOTS 171 AND 172, HEARTHSTONE, as shown on plat of record in Plat Book 5190, Page 797, 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 by Quitclaim Deed from Patsy Writesman Pagan to Giuliano Pagan as recorded on the 12th day of May, 2004 in Instrument No. 20040512-0054958; Quitclaim Deed from Mary H. Pagan, a married person to Giuliano Pagan, individually as recorded on the 26th day of June, 1990 in Deed Book 8139, Page 26 and Warranty Deed from Radnor Homes, Inc. to Giuliano Pagan and wife, Mary H. Pagan as recorded on the 13th day of December, 1983 in Deed Book 6193, Page 222, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 171 & 172, PHASE 1, HEARTHSTONE, as recorded in Plat Book 5200, Page(s) 218 and 5190, Page 797.

Covenants, Conditions and Restrictions as set forth in Restrictive covenants recorded in 5409, Page 485 and Book 5479, Page 422.

This is improved property located at 5712 HEARTHSTONE LN Brentwood, TN 37027-4314.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2016.

Giuliano Pagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Giuliano Pagan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018