This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028

BILL GARRETT, Davidson County
Trans:T20160084789 DEEDWARR
Recvd: 09/27/16 10:47 3 pgs
Fees:18.00 Taxes:1600.25
20160927-0101732

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 23rd day of September 2016, by and between **RON BURKETT D/B/A BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **PATRICK F. CASON,** unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in DavidsonCounty, Tennessee:

Lot 52, M. N. Young's Inglewood Annex Subdivision of Lots 1, 2, 3 & 4, of Williams 31 Acre Tract, as shown on plat of record in Plat Book 547, Page 197, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20150417-0034291, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2017 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 547, Page 197;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ron Burkett

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF Tennessee
COUNTY OF Fayette

On this 23rd day of September, **2016**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ron Burkett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS My hand and Notary Seal at office the day and year above written.

My Commission Expires: 10-25-17

Notary Public

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

STATE OF TENNESSEE
COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President of Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 23rd day of September, **2016.**

Notary Public
My commission expires: 10-25-17

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

STATE OF TENNESSEE
COUNTY OF FAYETTE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$432,500.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of September, 2016.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Owner and Property Address:
Patrick Foster Cason
3906 Oxford Street
Nashville, Tennessee 37216

Mail Tax Bills to:
First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans
Post Office Box 7481
Springfield, OH 45501

Tax ID Number: 061-150-257.00

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903