Davidson County DEEDWARR Recvd: 10/14/16 13:54 3 pgs Fees:18.00 Taxes:1624.30 **20161014-0108981**	

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $439,000.00. Angie Boothe Affiant Subscribed and sworn to before me, this 11th day of October, 2016. Lisa K R Wagner Notary Public My commission expires: Sept. 29, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ian Burchett	**NFM, Inc. dba NFM Lending**	**187-00-0-094.00**
846 Battle Road	505 Progress Dr. Ste 100	
Nolensville, TN 37135	Linthicum, MD 21090	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lewis Cyree, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ian Burchett and Andrea L. Burchett, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Tract #3 of this survey; on the East by Tract #1 of this survey; on the South by the centerline of Battle Road; and on the West by property of Lucien Battle (Deed Book 2279, Page 319, RODC), described as follows:

Beginning at a nail in the center line of Battle Road being the southwest corner of property of Andy Burkitt (Tax Map 187, Parcel 21), and the southeast comer of Tract # 1 of this survey; thence with the centerline of Battle Road, N 88 deg. 13' 30" W, 293.63 feet to a nail being the BEGINNING of this survey, the southeast comer of this tract; thence continuing with the centerline of road, N 88 deg .13' 30" W, 63.70 feet to a nail and N 87 deg. 24' W, 208.30 feet to a pint being the southwest corner of this tract; thence leaving said road with the easterly line (fenced) of Lucien Battle, N 4 deg. 33' 45" E, through an old pipe 16.6 feet off the centerline of the road and continuing for a total distance of 865.0 feet to a pin in the fence line being the northwest

comer of this tract; thence with the southerly line of Tract #3 of this survey, S 63 deg. 28' 13" E, 342.70 feet to a pin being the northeast corner of this tract; thence with the westerly line of Tract #1 of this survey, S 14 deg. 38' 50" W, 326.0 feet to a pin and S 3 deg. 00' W, 405.76 feet to the BEGINNING, containing 5.11 acres, more or less, according to a survey by Robert Francis, dated 8/27/85.

Being the same property conveyed to Lewis Cyree by Warranty deed from Amelia Warren Workman, Administrator of the Estate of Owen Marshall Warren and Amelia Warren Workman and Kevin David Warren, as the sole Heirs At Law of Owen Marshall Warren of record in Instrument No. 20130802-0080601 Register's Office for Davidson County, Tennessee, dated July 31, 2011 and recorded on August 2, 2011.

This is improved property known as **846 Battle Road, Nolensville, TN 37135**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Restrictions of record in Book 6653, Page 27, Private Roadway Easement of record in Book 6653, Page 29, as amended in Book 6883, Page 643, Restrictive Covenants Detached Farm Accessory Building of record in Instrument Number 20130909-0094877, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of October, 2016.

Lewis Cyree

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lewis Cyree, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

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

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7016256
557 Sam Ridley Parkway
Smyrna, TN 37167

SP 11/2015

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.

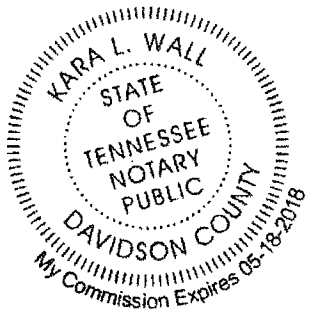
Signature

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



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).