Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160094503 DEEDWARR
Recvd: 10/26/16 10:43 2 pgs
Fees:13.00 Taxes:821.40
20161026-0113079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$222,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2016.

Notary Public

My commission expires: 1/30/18
(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel C. Burton	**Dan C. Burton**	**173-09-0A-562.00-CO**
1319 Concord Mill Road	3499 General Hood Trail	
Nashville, TN 37211	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Emily Olsen Myers, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel C. Burton, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Resubdivision of Lots 347 through 350, Phase Five, Lenox Village of record in Plat at Instrument No. 20060207-0015347, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Olsen Myers and Timothy Ryan Myers, wife and husband by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061030-0134564 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 30, 2006.

Being the same property conveyed to Emily Olsen Myers by Quitclaim deed from Emily Olsen Myers & Timothy Ryan Myers of record in Instrument No. 20151013-0104151 Register's Office for Davidson County, Tennessee, dated October 12, 2015 and recorded on October 13, 2015.

The undersigned, Timothy Ryan Myers, spouse of Emily Olsen Myers, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1319 Concord Mill Road, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 24th day of October, 2016.

Emily Olsen Myers by David Binkley Attorney in Fact

Emily Olsen Myers by David Binkley, Attorney in Fact

Timothy Ryan Myers

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Timothy Ryan Myers** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **October, 2016.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**)
COUNTY OF **WILLIAMSON**)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **David Binkley**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Emily Olsen Myers, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Emily Olsen Myers, the within named bargainor by the said **David Binkley**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24th day of October, 2016.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY