WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100691 DEEDWARR
Recvd: 11/15/16 11:08 2 pgs
Fees:13.00 Taxes:414.40

20161115-0120270

SASHA KNOWLES NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY My Commission Expires 07-12-17

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: ~~March 13, 2019~~ 7/11/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Thomas Burton	Gardner Financial Servcies LTD, dba Legacy Mutual Mortgage	049000098.00
(NAME)	(NAME)	
5115 Whites Creek Pike	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Claude E. Wair,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin Thomas Burton, a married man** 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:

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Let No. 1 of Block IT on the plan of Jack Burton's Subdivision, not of record, described according to a survey made by John M. Sullivan, County Surveyor, March and April, 1947, as follows:

Beginning at a point in the center of Whiles Creek lice, at the northeast corner of Lot No. 2 on said survey; thence with the center of said Pike, north 36° 22' West 68.81 feet to a point; thence south 70° 54' West 235 feel to a point; thence south 36° 25' East 138.8 feet to the southwest corner of said Lot No. 2; thence with the tine between said Lots Nos, 1 and 2, 53°38' East to the beginning.

Being the same property conveyed to Claude E. Wair by Warranty Deed dated May 24, 1996 from William Stephen Roach, Administrator of the Estate of Edna Earl Hackett Vaughn of record in Book 10061, Page 131 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin Thomas Burton, a married man by Warranty Deed dated November 10, 2016 from Claude E. Wair of record in Instrument No. 20161115-0120258 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3818 Whites Creek Pike, Nashville, TN 37207
(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/our hands this 10th day of November, 2016.

Claude E. Wair

Claude E. Wair

State of Tennessee
County of Rutherford

Personally appeared before me Claude E. Wair, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2016.

Notary Public ~~Kristin L. Brown~~ Sasha Knowles
My Commission Expires: ~~March 13, 2018~~ 7/11/17

File No.: 21542

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires 07-11-2017