BILL GARRETT, Davidson County
Trans:T20160110314 DEEDWARR
Recvd: 12/15/16 11:36 2 pgs
Fees:13.00 Taxes:843.60
20161215-0131632

This Instrument Prepared By and Return to:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028
(901) 333-1358

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **13th** day of **December, 2016,** by and between **DEBORAH S. DILLON now known as MARIVUANA STOUT LEINOFF, a married person,** party of the first part, and **BURKETT HOMES, INC., a Tennessee Corporation,** 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 Davidson County, Tennessee:

Lot No. 151 on the Plan of Edgefield Land Company's First Addition, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Title to the above referenced property is vested in Deborah S. Dillon now known as Marivuana Stout Leinoff, a married person. Howard L. Leinoff, husband of Deborah S. Dillon now known as Marivuana Stout Leinoff, joins herein for purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the party of the second part, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee, but the said Howard L. Leinoff does not join in the covenants and warranties of this indenture.

Deborah S. Dillon is one and the same as Marivuana Stout Leinoff.

This being the same property conveyed to the party of the first part by Warranty Deed of record at Book 10413, Page 981, 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 57, Page 130; 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.

Deborah S. Dillon now known as
Marivuana Stout Leinoff

Howard L. Leinoff

STATE OF TENESSEE
COUNTY OF Davidson

On this 13 day of **December, 2016**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah S. Dillon now known as Marivuana Stout Leinoff and husband, Howard L. Leinoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: 5-8-18

Notary Public

718 Thompson Lane Ste 108
Nashville TN 37204
MY COMMISSION EXPIRES
MAY 08, 2018

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$228,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Marivuana Stout Leinoff

Affiant

Subscribed and sworn to before me this the 13th day of **December, 2016.**

Notary Public

My commission expires: 5-8-18

718 Thompson Lane Ste 108
Nashville TN 37204
MY COMMISSION EXPIRES
MAY 08, 2018

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner and Property Address:
Burkett Homes, Inc.
1810 Shelby Avenue
Nashville, Tennessee 37020

Mail Tax Notices to:
Burkett Homes, Inc.
Post Box 2282
Hendersonville, Tennessee 37015

Tax ID Number: 094-02-0091.00