AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $168,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of December, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20170000334 DEEDWARR
Recvd: 01/03/17 13:53 2 pgs
Fees:13.00 Taxes:621.60
20170103-0000378

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathan D. Burkitt and Heather Sage Guzman	same address	075120A00600CO
(NAME)	(NAME)	
120 Scotts Creek Circle	as new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Donna L. Webber and Timothy Bernard Booker, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathan D. Burkitt and Heather Sage Guzman, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the [;am pf revised Cedar Creek Phase 1 of record in Plat Book 6900, Page 848, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donna L. Webber by deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20030917-0137065, said Register's Office.

This property is __unimproved _X_improved property known as: 120 Scotts Creek Circle, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of December, 2016.

Donna L. Webber

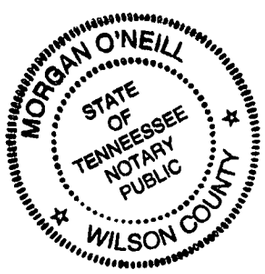
Timothy Bernard Booker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna L. Webber and Timothy Bernard Booker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2016.

Notary Public
My Commission Expires: 3-27-18



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Mt. Juliet, TN 37122