RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168337

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006047 DEEDWARR
Recvd: 01/23/17 08:41 2 pgs
Fees:13.00 Taxes:973.10
20170123-0006803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily R. George 748 Harpeth Trace Drive Nashville, TN 37221	Franklin American Mortgage 6100 Tower Circle, Ste. 600 Franklin, TN 37067	143 02 0B 025.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Three Thousand and 00/100 Dollars ($263,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JEFFREY B. BURROWS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **EMILY R. GEORGE, A SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Treetops at Harpeth trace, as of record in Plat Book 5200, Page 775, as Revised in Plat Book 6250, Page 455, in the Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey B. Burrows, by Warranty Deed from Joe M. Kirsch, as Substitute Trustee, dated 4/22/1992, recorded 4/27/1992, of record in Book 8610, page 741, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 748 Harpeth Trace Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 5200, Page 775, as Revised in Plat Book 6250, Page 455; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 19th day of January, 2017.

JEFFREY B. BURROWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey B. Burrows, 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.

WITNESS my hand and seal, this the 19th day of January, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY