WARRANTY DEED

J-PM-16-908-H

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DLH Properties, LLC	**New Owner**	
(NAME) **1913 Lone Oak Cir.**	BILL GARRETT, Davidson County Trans:T20170007038 DEEDWARR Recvd: 01/25/17 09:25 2 pgs Fees:13.00 Taxes:636.40 20170125-0007948	**053-16-0-292.00**
(ADDRESS) **Nashville, TN 37215**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN K. BURNETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DLH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of Final Plat of Jackson's Landing Estates, Section II of record in Plat Book 8250, Page 975, 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 Susan K. Burnett by Warranty deed from Mona Brundige, now known as Mona D. Dunn, and Ronnie Dunn, wife and husband of record in Instrument No. 20020503-0054632 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on May 03, 2002. (Value of consideration shown in aforementioned deed $111,000.00.)

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11408, Page 563, Book 1116, Page 130, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Avery Green Court, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF JANUARY, 2017.

Susan K. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN K. BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212