WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/17 09:41 3 pgs
Fees:18.00 Taxes:336.70
20170403-0031958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-27-2019
(AFFIX SEAL)

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

R-VRES-17-420-B5

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)
Joshua J. Hill	Guaranty Trust Co.	
(NAME)	(NAME)	051-15-0A-005.00-CO
420 Walton Ln Unit B5	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JERRY M. BURSE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA J. HILL, UNMARRIED,** 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:

A Certain tract or parcel of land in the City of Madison, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 5 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry M. Burse, a single man by Warranty Deed from Beverly Ellen Bradley of record in Instrument No. 20131127-0121803 Register's Office for Davidson County, Tennessee, dated November 19, 2013 and recorded on November 27, 2013.

This conveyance is subject to:
- Taxes for the year 2017.
- Plan of record in Plat Book 6328, Page (s) 89 and 90, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiumof record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6328, Page 74, in the Register's Office for Davidson County, Tennessee.
- Charter of Quail Creek Homeowner's Association of record in Book 6340, Page 410 and in Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Ln Unit B5 , Madison, Tennessee 37115**.

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 31st DAY OF MARCH, 2017.

Jerry M. Burse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY M. BURSE, 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 31st of March, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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

TRUE COPY CERTIFICATION

I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

RYAN GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019