BILL GARRETT, Davidson County
Trans:T20170028909 DEEDWARR
Recvd: 04/05/17 15:32 2 pgs
Fees:13.00 Taxes:1339.40
20170405-0033575

This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 31st day of March, **2017,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and PAULA A. LADD, 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:

> Land in Davidson County, Tennessee being part of Lot 18, Unit B, as shown on Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for 1515 McKennie Cottages, a Horizontal Property Regime with Private Elements recorded at Instrument Number 20150416-0033641 in the Register's Office of Davidson County, Tennessee.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20140922-0086694, 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 **Declaration of Covenants, Conditions and Restrictions at Instrument Number 20150416-0033641; Charter of 1515 McKinnie Cottages Corporation and By-Laws of 1515 McKinnie Cottages Corporation at Instrument Number 20150416-0033640;** 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.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 31st day of March, 2017.

_____
Notary Public
My commission expires: 10-25-17

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

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 $ 362,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 31st day of March, 2017.

_____
Notary Public

My commission expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Owner and Property Address:
Paula Ladd
1515 B McKennie Avenue
Nashville, Tennessee 37115

Mail Tax Bills to:
Community Mortgage, LLC
19045 E. Valley View Parkway
Suite F.
Independence, Missouri 64055

Tax ID Number: 083-02-0L-002.00

Return To: