WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2017

REBECCA LEHEW STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07-31-19 (AFFIX SEAL)

W-CBB-17-3108

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)
Theodore J. Bertuca	Theodore J Bertuca	
(NAME)	(NAME)	**098-00-0-025.00**
3108 Earhart Road	3108 Earhart Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(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, **BRIAN T. BURKHARDT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE J. BERTUCA,** 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, State of Tennessee described as follows, to wit: Being a certain tract or parcel of land on the Westerly margin of Earhart Road; property as described in Book 10656, Page 826, Register' s Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, Surveying, Inc. 2424 21st Avenue South, Suite 201, Nashville TN 37212, License No. 1673 dated March 7, 1988 as follows: Beginning at a point on the Westerly Margin of Earhart Road and on the Southerly Margin of I-40 and being the Northeast Corner of the property described; thence, along the Westerly margin of Earhart Road S 00 Degrees 41 minutes 08 seconds W. 262.46 feet to an iron rod; thence N 88 Degrees 22 minutes 40 seconds W, 186.28 feet to a point; thence 89 degrees 42 minutes 17 seconds W 659.92 feet to a point; thence S 37 degrees 54 minutes 02 seconds E, 60.07 feet to a point; thence, 86 degrees 10 minutes 11 seconds W 380.00 feet to a point; thence S 14 degrees 35 minutes 00 seconds E 49.74 feet to a point; thence S 17 degrees 52 minutes 49 seconds W 89.43 feet to a point; thence S 79 degrees 29 minutes 39 seconds W 209.40 feet to a point; thence N 19 deg. 27 minutes 28 seconds W. 99.79 feet to a point; thence, N 3 deg. 16 minutes 04 seconds W, 86.94 feet to a point, thence, N. 79 deg. 49 minutes 08 seconds E, 242.63 feet to a point; thence, N 05 degrees 58 minutes 27 seconds W 151.25 feet to a point, thence N 86 degrees 16 minutes 49 seconds E 331.09 feet to a point, thence N2 degrees 13 minutes 00 seconds W 40 feet to a point; thence N 86 degrees 10 minutes 59 seconds E 900.85 feet to a point in the Westerly Margin of Earhart Road, being the point of the beginning.

Being the same property conveyed to Brian T. Burkhardt, a single man by Warranty deed from Johnny Hansel and Donna Faye Huddleston-Hansel of record in Instrument No. 20150128-0007985 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on January 28, 2015.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent.
- Subject to ingress and egress in and to cemetery located within the boundaries of said property.
- Easement to First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District) of record in Book 6938, Page 105 and Book 6138, page 5, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070314-0030900, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20121221-0117793, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108 Earhart Road, Hermitage, Tennessee 37076**.

BILL GARRETT, Davidson County
Trans: T20170046384 DEEDWARR
Recvd: 06/01/17 10:38 2 pgs
Fees: 13.00 Taxes: 1158.10

20170601-0054378

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 22nd DAY OF MAY, 2017.

Brian T. Burkhardt

Brian T. Burkhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN T. BURKHARDT, 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 22nd of May, 2017.

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

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

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