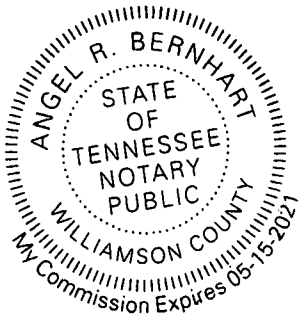
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Michael Avrit	F & M Bank	150-07-0 182.00
(NAME)	(NAME)	
268 Mountainhigh Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Steven R. Burgess and wife, Wendy L. Burgess,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Michael Avrit and Jennifer Lynn Avrit, husband and wife as joint tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 159, on the Plan of Section Five, The Country, of record in Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Steven R. Burgess and wife, Wendy L. Burgess, by Warranty Deed from Larry C. Price and wife, Diane G. Price, dated March 25, 1996, of record in Book 9992, page 567, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3129 Country Meadow Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170051482 DEEDWARR
Recvd: 06/16/17 09:26 2 pgs
Fees:13.00 Taxes:579.05
20170616-0060479

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, pages 271 and 272; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 9th day of June, 2017.

Steven R. Burgess
By: Richard Wade Jones, Jr., his Attorney-in-Fact

Steven R. Burgess
By: Richard Wade Jones, Jr., his Attorney-in-Fact

Wendy L. Burgess
By: Richard Wade Jones, Jr., her Attorney-in-Fact

Wendy L. Burgess
By: Richard Wade Jones, Jr., her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Richard Wade Jones, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Steven R. Burgess and Wendy L. Burgess, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Steven R. Burgess and Wendy L. Burgess, the within named bargainors by the said Richard Wade Jones, Jr. as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of June, 2017.

Notary Public

My Commission Expires:_____

File No.: 25494

