WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

ROBERT L. SCRUGGS
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 8, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel J. Touw	Franklin American Mortgage Company	072 16 0 279.00
(NAME)	(NAME)	
2005 Rosecliff Drive	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170056858 DEEDWARR
Recvd: 07/03/17 14:52 2 pgs
Fees:13.00 Taxes:1121.10
20170703-0066957

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 considerations, the receipt of which is hereby acknowledged, we, **Sarah L. Burger and Richard J. Burger, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Touw and is Emily L. Todoran, husband and wife, and Daniel T. Touw, a married man, as tenant in common with right of survivorship**, hereinafter called the GRANTEE(S), 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. 123, on the plan of Rosebank Park, of record in Plat Book 1835, Page 26, (erroneously shown as Plat Book 1935, Page 26 in previous Deeds) , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah L. Cornelius, unmarried by Warranty Deed from Susan Lynn Crater, unmarried, also known as Lynne R. Crater, dated 11/21/1994, recorded 11/22/1994, of record in Book 9526, Page 341, in the Register's Office for Davidson County, Tennessee.

Sarah L. Cornelius and Sarah L. Burger is one and the same person. Richard J. Burger joins herein to convey any interest which he might have in said property.

Subject to all matters shown on the plat of record in Plat Book 1835, Page 26 and Restrictive Covenant for Detached Structure of record in Instrument No. 20030109-0004328, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☑ property, known as 2005 Rose Cliff Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 29th day of June, 2017.

Sarah L. Burger

Richard J. Burger

State of Tennessee
County of Wilson

Personally appeared before me Sarah L. Burger and Richard J. Burger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122