WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076744 DEEDWARR
Recvd: 09/01/17 09:46 2 pgs
Fees:13.00 Taxes:2793.50
20170901-0089978

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

George A. Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George A. Quinn	Northpointe Bank	Map 132-5
(NAME)	(NAME)	
4316 Dale Avenue	3333 Deposit Drive	Parcel 66.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kerri Zelenik Burton and Lucas J. Burton, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George A. Quinn and Lindsay M. Quinn, husband and wife,** 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. 24 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kerri Zelenik Burton and Lucas J. Burton, Husband and Wife, by Warranty Deed , from Kenneth W. Cline and Marideane B. Cline dated June 7, 2013 and filed for record on June 13,2013 as Instrument No. 20130613-0060329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4316 Dale Avenue, Nashville, TN 37204
(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 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 my/our hands this 31st day of August, 2017.

Kerri Zelenik Burton

Kerri Zelenik Burton

Lucas J. Burton
By: Kerri Zelenik Burton, Attorney in Fact

Lucas Burton
By: Kerri Zelenik Burton, Attorny in Fact

State of Tennessee
County of Davidson

Personally appeared before me **Kerri Zelenik Burton**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2017.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Robert L Scruggs

Notary Public Robert L. Scruggs

My Commission Expires:

State of Tennessee
County of Davidson

On this 31st day of August, 2017, before me personally appeared, **Kerri Zelenik Burton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lucas J. Burton** and acknowledged that she executed the same as the free act and deed on behalf of **Lucas J. Burton.**

Witness my hand and official seal this 31st day of August, 2017.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Robert L Scruggs

Notary Public:

My Commission Expires:

File No.: 38141