Bill Garrett Davidson County
Batch# 5774 DEEDWARR
09/28/2017 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20170928-0099588

#F 33862

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33862-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me this 27th day of September, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Beth LaPenna 6326 Robin Hill Rd Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 115 15 0 070 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn Jane Burkhart, Trustee of the Marilyn Jane Burkhart Revocable Trust under agreement dated October 13, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Beth LaPenna, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6326 Robin Hill Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2017.

Marilyn Jane Burkhart, Trustee

Marilyn Jane Burkhart, Trustee of the Marilyn Jane Burkhart Revocable Trust under agreement dated October 13, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn Jane Burkhart, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of West Meade Farms, Inc., as of record in Plat Book 1835, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997 by Warranty Deed dated March 7, 2005 from John C. Whitaker, Sr. and wife, Judy M. Whitaker recorded on 03/10/05 as Instrument Number 20050310-0026851, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 23, 2014 of record in Instrument No. 20140529-0046208, Register's Office for Davidson County, Tennessee, Jane Burkhart, Trustee of the Burkhart Living Trust under agreement dated June 17, 1997, conveyed subject property to Marilyn Jane Burkhart. Marilyn Jane Burkhart conveyed subject property to Marilyn Jane Burkhart, Trustee of the Marilyn Jane Burkhart Revocable Trust under agreement dated October 13, 2011, as amended on May 7, 2012 and January 20, 2014, by Quitclaim Deed dated May 23, 2014 of record in Instrument No. 20140529-0046209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 115 15 0 070 00.
2. All matters appearing on the Plan of record as Book 1835, page 70, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

