Bill Garrett Davidson County
Batch# 21551 DEEDWARR
11/02/2017 03:10:34 PM 2 pgs
Fees: $13.00 Taxes: $759.42
20171102-0112743

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Chad W. Burroughs
922 Virginia Avenue
Nashville, TN 37216

**SEND TAX BILL TO:**
Renasant Bank
P.O. Box 709
Tupelo, MS 38802

**MAP/PARCEL 061-11-0-049.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beneta Burroughs, James B. Burroughs, and Lisa Burroughs, heirs at law, of The Estate of James H. Burroughs, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Chad Wesley Burroughs, a single person, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

**Being the northerly part of the westerly 85 feet of Lot No. 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register' s Office for said County, being Lot No. 2 on the unrecorded Plan of the Re-Subdivision of Lot Nos. 21 and 22, described according to a survey made by Norris H. Hickerson, Surveyor May 7, 1952, as follows:**

**Beginning on the southerly margin of Virginia Avenue at a point 15 feet West of the corner of Lot Nos. 21 and 22, being the corner of Lot Nos. 1 and 2 on said unrecorded plan; thence with the southerly margin of said Avenue; North 68 degrees 30' West 85 feet; thence South 20 degrees 07' west, 119.5 feet to an iron pin; thence eastwardly 85 feet to the corner of Lots 1 and 2; thence with the line between said two lots northwardly 117 feet to the beginning.**

**Being the same property conveyed to James H. Burroughs and wife, Juanita P. Burroughs, their heirs and assigns, by Warranty Deed from Kenneth Ross Meguiar and wife, Maxine G. Meguiar, on May 17, 1957, of record in Book 88, Page 103, in Register's Office for said County.**

This is improved property known as: **922 Virginia Avenue, Nashville, Tennessee 37216**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 13th day of October, 2017.

**WITNESS MY HAND** on this the 13th day of October, 2017

Beneta Burroughs
Beneta Burroughs

James B. Burroughs
James B. Burroughs

Lisa Burroughs by Beneta Burroughs
Lisa Burroughs, By Conservator,
Beneta Burroughs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Beneta Burroughs, James B. Burroughs, and Lisa Burroughs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of October, 2017.

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

Jeri Shoulders
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $205,250.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of October, 2017.

Jeri Shoulders
NOTARY PUBLIC

My Commission Expires: _____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020