RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179562

WARRANTY DEED	
Bill Garrett Davidson County Batch# 29013 DEEDWARR 11/22/2017 10:04:48 AM 2 pgs Fees: $13.00 Taxes: $354.42 20171122-0119908	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,790.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2017. NOTARY PUBLIC My commission expires: 1-8-19

1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Lauderdale 2020 Owen Street Nashville, TN 37208	Same address as New owner	081-07-0-108.00

FOR AND IN CONSIDERATION of the sum of Ninety Five Thousand Seven Hundred Ninety and 00/100 Dollars ($95,790.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BETTIE HOARD, UNMARRIED AND LILLIE MAE BURN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIELLE LAUDERDALE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of J. C. Owens Buena Vista Plan of Lots, of record in Book 15, pages 10 and 11, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Owens Street 61 feet south of the southeast intersection of said Street and Cass Street; thence eastwardly parallel to Cass Street 128 feet, more or less, to a dead line; thence Southwardly parallel to Owens Street 33 feet, more or less; thence westwardly parallel to the first line 128 feet, more or less, to the easterly margin of Owens Street; thence with the margin of the same northwardly 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Jimmie D. Burns by Installment Deed from Hugh F. Spain and wife, Blanche Spain, dated 10/7/1955, recorded 10/7/1955, of record in Book 2453, page 150, in the Register's Office for Davidson County, Tennessee. The said Jimmie D. Burns died intestate on 9/30/2010, leaving as his only heirs, Bettie Hoard and Lillie Mae Burns. See Affidavits of Heirship of record in Instrument Nos. 20120127-0007960 and 20120127-0007959, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of October, 2017.

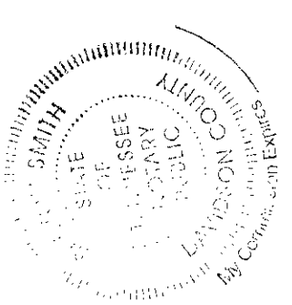
Bettie Hoard
BETTIE HOARD

Lillie Mae Burns
LILLIE MAE BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bettie Hoard and Lillie Mae Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of October, 2017.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19