Send Tax Statements To:
New Owners:

Hardy C. and Sherri D. Burch
411 Page Road
Nashville, TN 37205

This Instrument Prepared By:
Perkins & Perkins, PLLC
307 N. Walnut Street, Suite 1
Murfreesboro, TN 37130

From Information Furnished By The Parties
Map 130-0-085.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, **SYLVIA H. DOCKERY REVOCABLE TRUST AGREEMENT,** dated May 23, 2006, as amended, **SYLVIA H. DOCKERY, TRUSTEE,** has this day bargained and sold and do hereby transfer and convey unto **HARDY COOPER BURCH** and wife, **SHERRI DOCKERY BURCH**, their successors and assigns, forever, all of her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being more particularly described as follows; to-wit:

PARCEL A: BEING Lot No. 3 on the unrecorded Plan of Mrs. Nellie Sword's Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, page 64, Register's Office for said county. Beginning at a point in the center line of Page Road at the common corner of Lots 3 and 4, being the southeast corner of the property conveyed to Wakefield by deed of record in Book 1119, Page 6, Register's Office for said county; thence along Wakefield's southerly line, and along the line between Lots 3 and 4, westerly 293.4 feet to a point; thence southerly 62.53 feet to a point, the common corner of Lots 2 and 3; thence with the line between said lots easterly 265.1 feet to the center of Page Road; thence with the line of the same, northeasterly 81.90 feet to the point of beginning.

Bill Garrett Davidson County
Batch# 30938 DEEDWARR
11/29/2017 12:08:31 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
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PARCEL B: Being the north 10 feet of Lot No. 2 on the unrecorded Plat of Mrs. Nellie Swords' Resubdivision of Parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade, of record in Book 421, Page 64, Register's Office, and described as follows: Beginning at a point in the center line of Page Road at the common corner of Lots 2 and 3, being the southwest corner of the property conveyed to J. P. Jordan, Jr. and wife, Jewell M. Jordan by deed from E. C. Armistead and wife, of record in Book 1684, Page 203, said Register's Office; thence along the line between said lots and along Jordan's south line, westerly 265.1 feet to a point; thence southerly 10 feet to a point 62.63 feet north of the corner of Lots 1 and 2; thence easterly, parallel to the line between said Lots 2 and 3, 264 feet more or less to the center line of Page Road; thence with the line of the same, northeasterly 10 feet more or less to the point of beginning.

INCLUDED IN THE LEGAL DESCRIPTIONS OF THE ABOVE TRACTS, BUT SPECIFICALLY EXCLUDED HEREFROM is the following described property conveyed to Anderson Construction Company, Inc., by deed appearing of record in Book 2152, Page 381, Register's Office of Davidson County, Tennessee, to-wit:

All of that part of said Lot 2 of said Sword's unrecorded subdivision above referred to that is now within the bounds of Clydelan Court, which part of said lot is described as follows: Beginning at a concrete monument in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; thence with the north margin of said street, along a slight curve easterly 52.8 feet to a concrete monument; thence easterly along the south margin of the south 10 feet of the north 10 feet of Lot 2, 55 feet to a point opposite said beginning point; thence north 30 feet to the beginning.

That part of Lot No. 2 of said Sword's unrecorded subdivision that now lies along the north margin Of Clydelan Court and along the south line of the north 10 feet of Lot 2 now owned or formerly owned by said Dodd and wife, and which is described as follows: Beginning at a point in the center line of Page Road, 10 feet south of the common corner of Lots 2 and 3 in said Swords' Subdivision; thence the center of said road, southerly 20 feet to a point; thence westerly crossing Page Road and long the north margin of Clydelan Court, 205 feet to a concrete monument which is 52.8 feet east of the southeast corner of Lot 4 of Anderson Court Subdivision above referred to; thence easterly along the south margin of the property conveyed to B. E. Dodd and wife by deed of record in Book 1755, Page 253, above mentioned, 210 feet, more or less, to the beginning.

The southeast part of Lot No. 4 on the Plan of Anderson Courts Subdivision as of record in Book 2083, Page 28, said Register's Office, described as follows: Beginning at the southeast corner of said lot at a concrete monument; thence along the east line of said lot and the west line of Lot 3 in said Swords' Subdivision, north 62.53 feet to the common corner of Lots 3 and 4 of Swords' Subdivision; thence westerly across Lot 4 of Anderson Courts Subdivision, 25 feet to a point; thence

southerly 52 feet to a point in the north margin of Clydelan Court; thence with the margin of the same, easterly 25 feet to the beginning.

BEING the same property conveyed to Sylvia H. Dockery Revocable Trust Agreement, dated May 23, 2006, as amended, Sylvia H. Dockery, Trustee, by deed from Stephen Titus Jennings and wife, Jessica Waldron Jennings, of record in Instrument 20080808-0081959 on August 6, 2008, and filed for record on August 8, 2008, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The grantor covenants with the said grantees that she is lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that it is unencumbered except as hereinabove set forth, and except by lien of the 2017 property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of May, 2017.

Sylvia H. Dockery, Trustee

SYLVIA H. DOCKERY, TRUSTEE

SYLVIA H. DOCKERY REVOCABLE TRUST AGREEMENT, dated May 23, 2006, as amended.

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within **SYLVIA H. DOCKERY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this 15 day of May, 2017.

NOTARY PUBLIC
My Commission Expires: 8/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value or the property transferred, whichever is greater, is Six Hundred Twenty Thousand and 00/100 Dollars ($620,000.00), which amount is equal to or greater than the price the property would command at a fair and voluntary sale.

Sylvia H. Dockery
AFFIANT

Sworn to and subscribed before me, this 5 day of May, 2017.

Stephen Perkins
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC
My Commission Expires: 8/17/19