Bill Garrett Davidson County
Batch# 33911 DEEDWARR
12/06/2017 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20171206-0124204

This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **1st** day of **December, 2017,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **ANDREW E. YAHNER AND NANCY P. YAHNER** husband and wife, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee and being particularly described as Lot No. 30 on the Plan of Maplewood Heights Subdivision, as of record at Book 547, Pages 77 and 78 in the Register's Office of Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right-of-way of the Louisville and Nashville Railroad.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20160520-0050903, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2018 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Declaration of Covenants, Conditions and Restrictions at Book 5043, Page 514 amended at Book 5093, Page 690 and Book 5248, Page 408; Easement of record at Instrument Number 201202280017172;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 1st day of December, 2017.

_____
Notary Public
My commission expires: 10-4-2021

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 1st day of December.

_____
Notary Public

My commission expires: 11-3-2020

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Owner and Property Address:
Andrew E YAHNER & Nancy P YAHNER
4110 Saunders Avenue
Nashville, Tennessee 37216

Mail Tax Bills to:
NEW OWNER

Tax ID Number: 061-100-134.00

Return To:

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

