NEW OWNER:

Income Property Group, GP
648 Flintlock Court
Nashville, TN 37217

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0023 MJ

135-16-0-B-123.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 55883 **DEEDWARR**
02/06/2018 11:36:56 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20180206-0011974

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars** (**$125,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **CAROL BURROUGHS**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **INCOME PROPERTY GROUP, GP** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol A. Burroughs, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20031103-0161136 Register's Office for Davidson County, Tennessee, dated October 24, 2003 and recorded on November 3, 2003. (Value of consideration shown in aforementioned deed $106,143.00.)

Being also known as 648 Flintlock Court Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **January, 2018**.

Carol Burroughs by Beth Dreher

Carol Burroughs by Beth Dreher, as Attorney in Fact

her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BETH DREHER to me known to be the person who executed the foregoing instrument in behalf of CAROL A. BURROUGHS as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said of CAROL A. BURROUGHS.

WITNESS my hand and official seal at office this 31st day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **125,000.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 10-6-21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY