Prepared by ~~& Return to~~:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0238-18

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 84203 DEEDWARR
04/24/2018 10:22:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180424-0038459

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2018

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

Address of New Owner	Send Tax Bills To:	
Daniel Purdon 3218 Priest Woods Drive Nashville, TN 37214	Watermark Capital, Inc. 100 Spectrum Center Dr., Irvine, CA 92618	Map/parcel: 108-16-0-274.00 Ste. 150

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Paul A. Burke, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Purdon, a single man

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 56B, "Zone Lot Division of Lots 56, 65, 66 and 67 of Section 4 of Lakeview Hills Subd.", as of record in Plat Book 6250, Page 265 (which amended Plat Book 5200, Page 642), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Paul A. Burke, an unmarried man, by Warranty Deed from Linda Tippitt, a married person, dated 2/18/05 and recorded 2/18/05 in Instrument No. 20050218-0018683, in the Register's Office of Davidson County, Tennessee. Paul A. Burke, having since married His wife, Molly Burke.

Molly Burke joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3218 Priest Woods Drive Nashville, TN, 37214

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(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2018

Paul A. Burke

Molly Burke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Paul A. Burke and Molly Burke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2018

Notary Public

My Commission Expires: 1/24/21

