Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180300097

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87447 **DEEDWARR**
05/02/2018 11:06:42 AM 14 pgs
Fees: $73.00 Taxes: $632.70

20180502-0041654

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Bill C. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2018.

Patricia L. Hurtt
Notary Public

MY COMMISSION EXPIRES: 4/13/21
(AFFIX SEAL)

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Martha V. Martin	NEW OWNER	149 08 0 012.00
(NAME)	(NAME)	
300 Rural Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-One Thousand And No/100 Dollars ($171,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gladys Burnette Charlton, Thomas Lavin, Joe Lavin, Jim Lavin, Mary Brasier, Susan Meadows, Kenneth Hale, Ronald Hale, Jon Walker, Jackie McCulla, and Debra Johnson, being the sole beneficiaries and heirs at law of Douglas Dale Burnette, deceased, and John Mark Charlton, as Administrator of the Estate of Douglas Dale Burnette**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martha V. Martin, a single woman** , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Dorhill Acres, Section 2, as of record in Book 2331, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Rural Hill Road at the corner of Lots Nos. 17 and 18; thence with the line between said two lots southerly 184.6 feet to the corner of Lots Nos. 16, 17 and 18; thence with the line between Lots Nos. 16 and 17 easterly 170 feet to the westerly margin of Bell Lane; thence with the same northerly 180 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, 31.42 feet northwesterly to the southerly margin of Rural Hill Road; thence with same westerly 231.6 feet to the beginning.

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INCLUDED in the above description, but EXCLUDED from this conveyance is the following described property that was conveyed to the State of Tennessee in Book 9569, Page 521, said Register's Office, as follows:

Beginning at the point of intersection of the existing west margin of Bell Road and the north boundary of the Rex Fitzgerald, etux property; thence with said north boundary north 85 degrees 21 minutes 02 seconds west 15 feet, more or less to a point, said point being 40.00 feet left of Bell Road proposed centerline station 115+28.37; thence with the proposed west margin of Bell Road north 05 degrees 00 minutes 49 seconds east 177.845 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 117+06.21; thence with the proposed southwest margin of Bell Road having a 20.00 foot radius curve left and northwesterly 31.56 feet to a point, said point being 27.00 feet right of Rural Hill Road proposed centerline station 19+39.66; thence with the proposed south margin of Rural Hill Road north 04 degrees 36 minutes 14.04 seconds east 2.00 feet to a point, said point being 25.00 feet right of Rural Hill Road proposed centerline station 19+39.66; thence with the existing south margin of Rural Hill Road easterly 15 feet, more or less to a point; thence with the existing southwest margin of Bell Road with a curve right and southeasterly 38 feet, more or less to a point; thence with said existing west margin southerly 177 feet, more or less to the point of beginning and containing 2,735 square feet and being part of the same property conveyed by Hardin G. Hime and Wife, Bertha L. Hime to Douglas Burnette as of record in Book 3923, Page 900, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas L. Burnette by Warranty Deed from Hardin G. Hime and wife, Bertha L. Hime dated August 13, 1965 and recorded August 16, 1965, in Book 3923, Page 900, in said Register's Office for Davidson County, Tennessee. *The said Douglas Burnette having died intestate on September 26, 2017, leaving as his sole heirs at law, Gladys B. Carlton, Thomas Lavin, Joe Lavin, Jim Lavin, Mary Brazier, Susan Meadows, Kenneth Hale, John Walker, Jackie McCulla, and Debra Johnson. His Estate being probated in Rutherford County.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 Rural Hill Rd., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of April, 2018.

John Mark Charlton, Administrator of the Estate of
Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Mark Charlton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public

My Commission Expires:

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-181919SSO

Witness our hands this 30th day of April, 2018.

Gladys Burnette Charlton

Gladys Burnette Charlton, Beneficiary and Heir at law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gladys Burnette Charlton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-181919SSO

Witness our hands this 28th day of April, 2018.

Thomas Lavin

Thomas Lavin, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF Illinois
COUNTY OF Sangamon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas Lavin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2018.

Danielle VanMeter

Notary Public

My Commission Expires: 03/31/2020

(SEAL)

"Official Seal"
DANIELLE VANMETER
Notary Public, State of Illinois
My Commission Expires 3/31/2020

File Number: MFR-181919SSO

Witness our hands this 26th day of April, 2018.

Joe Lavin, Beneficiary and Heir at law of Douglas Dale Burnette, deceased

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joe Lavin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Margaret Bianchi
Notary Public

My Commission Expires: October 28, 2018

(SEAL)

MARGARET BIANCHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BI6082463
Qualified in Westchester County
Commission Expires October 28, 2018

Witness our hands this 25 day of April, 2018.

Jim Lavin, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF Illinois
COUNTY OF Sangamon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jim Lavin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

OFFICIAL SEAL
LATANZA J PATTERSON
Notary Public - State of Illinois
My Commission Expires Aug 26, 2019

File Number: MFR-181919SSO

Witness our hands this 25 day of April, 2018.

Mary Brasier

Mary Brasier, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF Illinois
COUNTY OF Sangamon

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary Brasier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2018.

Notary Public

My Commission Expires:

(SEAL) OFFICIAL SEAL
LATANZA J PATTERSON
Notary Public - State of Illinois
My Commission Expires Aug 26, 2019

File Number: MFR-181919SSO

Witness our hands this 27 day of April, 2018.

Susan Meadows, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF Rutherford

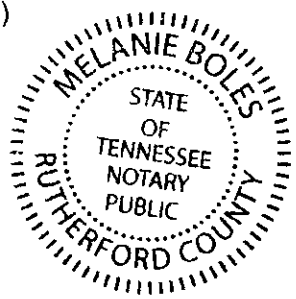
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Susan Meadows, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of April, 2018.

Notary Public

My Commission Expires: 09/19/2021

(SEAL)



File Number: MFR-181919SSO

Witness our hands this 26th day of April, 2018.

Kenneth Hale, Beneficiary and Heir at law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named, Kenneth Hale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

DEBORA J. MATTICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File Number: MFR-181919SSO

Witness our hands this 27 day of April, 2018.

Ronald Hale, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ronald Hale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2018.

Notary Public

My Commission Expires: NOV 3, 2020

(SEAL)

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-181919SSO

Witness our hands this 26 day of April, 2018.

Jon Walker, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased
aka JONATHAN McKINLEY WALKER

STATE OF TENNESSEE
COUNTY OF HAMBEN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jon Walker*, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. * aka JONATHAN McKINLEY WALKER

Witness my hand and official seal, this the 26 of April, 2018.

Notary Public

RANDALL SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMBLEN

My Commission Expires:

(SEAL)

File Number: MFR-181919SSO

Witness our hands this 25 day of April, 2018.

Jackie McCulla, Beneficiary and Heir at law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF Hawkins

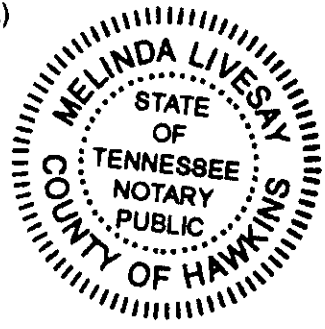
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jackie McCulla, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of April, 2018.

Melinda Livesay
Notary Public

My Commission Expires: 12-05-2020

(SEAL)



File Number: MFR-181919SSO

Witness our hands this 25 day of April, 2018.

Debra Johnson, Beneficiary and Heir at
law of Douglas Dale Burnette, deceased

STATE OF TENNESSEE
COUNTY OF Hawkins

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Debra Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of April, 2018.

Notary Public

My Commission Expires: 12-05-2020

(SEAL)



File Number: MFR-181919SSO