WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hudgins Disposal Service	Hudgins Disposal Service	071-03-0-007.00 and 071-03-0-008.00
(NAME)	(NAME)	Bill Garrett Davidson County
2507 Hart Street	Same	Batch# 91354 **DEEDWARR**
(ADDRESS)	(ADDRESS)	05/14/2018 09:24:04 AM 3 pgs
Nashville, TN 37207	, TN	Fees: $18.00 Taxes: $555.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180514-0045663

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Burton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hudgins Disposal Service**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1: 2509 Hart Street 071-03-0-008.00

BEING the northerly 100 feet of Lot 34 on the plan of Jones and Hart Subdivision, as of record in Book 332, Page 43, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot 34 fronts 100 feet on the easterly side of Hart Street and runs back between lines 218 feet to an alley.

TRACT 2: 2507 Hart Street 071-03-0-007.00

BEING the southerly one-half of Lot 34 on the plan of Jones and Hart Subdivision, as of record in Book 332, Page 43, Register's Office for Davidson County, Tennessee.

Said southerly part of said Lot 34 fronts 100 on the easterly side of Hart Street and runs back between lines 218 feet to an alley.

Being the same property conveyed to John Burton and wife, Inez Burton by Warranty Deed dated 11/11/1960 from Charles H. Walden and wife, Anna D. Walden of record in Book 3159, Page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John N. Burton and wife, Inez Burton by Warranty Deed dated 06/27/1968 from Harry McQuiston and wife, Priscilla McQuiston of record in Book 4246, Page 932, Register's Office for Davidson County, Tennessee.

The said John N. Burton died on November 10, 1978 leaving the Inez Burton, also known as Bevie Inez Burton, as the surviving tenant by the entirety. The said Bevie Inez Burton died on January 7, 1993.

Being the same property conveyed to Mary K. Burton by Quit Claim Deed dated 07/11/1995 from Curtis E. Burton of record in Book 9731, Page 314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis E. Burton by Quit Claim Deed dated 07/11/1995 from Mary K. Burton of record in Book 9731, Page 316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary K. Burton by Quit Claim Deed dated 07/11/1995 from Robbie M. Burton of record in Book 9731, Page 318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis E. Burton by Quit Claim Deed dated 07/11/1995 from Robbie M. Burton of record in Book 9731, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis E. Burton by Quit Claim Deed dated 03/31/2000 from David N. Burton, unmarried of record in Instrument 200003310032387, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis E. Burton by Quit Claim Deed dated 03/31/2000 from David N. Burton, unmarried of record in Instrument 200003310032388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan A. Burton by Quit Claim Deed dated 08/10/2001 from Robbie M. Burton, Kelvin R. Burton, and David N. Burton of record in Instrument 200108290093698, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2507, 2509 Hart Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), its successors and/or 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 my hand this 11th day of May, 2018.

Susan A. Burton

Susan Burton

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

State of Tennessee
County of SUMNER

Personally appeared before me Susan Burton, 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 for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2018.

_____
Notary Public Rebecca Campbell
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

