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KIMBERLY D. HACKNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Scott Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 1998.

Kimberly D. Hackney
Notary Public

MY COMMISSION EXPIRES: 9.28.2002

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Anderson | | 73-16-A-122 |
| (NAME) 122 Cumberland Trace | (NAME) New Owner | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **PERRY A. BURNS AND SANJUANA PERALES**, BOTH UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ANDERSON** , UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 122 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners Association, all as described in Book 6218, Page 528, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Perry A. Burns and SanJuana Perales, both unmarried by deed from Deborah Lynn Logan Hughes and husband, Brian J. Hughes of record in Book 8636, Page 793, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Perry A. Burns executes this Warranty Deed for and on behalf of himself and Perry A. Burns pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 122 Cumberland Trace, Nashville, TN 37214
(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 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 my/our hand(s) this 13th day of November, 1998.

Perry A. Burns

SanJuana Perales by Perry A. Burns Attorney in Fact

05145971
IDENTIF. & REFERENCE

98 NOV 19 AM 9:50
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, , a Notary Public in and for said County and State, the within named Perry A. Burns, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 13th day of November, 1998

Commission expires: 9-28-2002

KIMBERLY D. HACKNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kimberly D. Hackney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Perry A. Burns, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of SanJuana Perales, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said SanJuana Perales. WITNESS my hand and Notarial Seal this 13th day of November, 1998.

Kimberly D. Hackney
Notary Public

My Commission Expires 9-28-2002

KIMBERLY D. HACKNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

9205 11/19 0101 03CHECK 325.50

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 85000.00 |
| | | | | CON TX 314.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 325.50 |
| | | | | CHECK 325.50 |

11/19/98 01 09:51 0001 9205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I4597
IDENTIF. ↑ REFERENCE

98 NOV 19 AM 9:50
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1374269