39B

BILL GARRETT, Davidson County
Trans:T20160052209 DEEDWARR
Recvd: 06/20/16 12:54 2 pgs
Fees:13.00 Taxes:1524.40
20160620-0062483

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2016.

Notary Public
My commission expires 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

03-1606-38560

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnny Lee Burger 205 31st Avenue North #305 Nashville TN 37203	*Same as owner*	104-02-0-C-305.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Irene E. Popa, A Single Woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johnny Lee Burger and Teresa Burger, husband and wife** hereinafter called the Grantees, their successors 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 Unit No. 305, together with the related appurtenant interests in the common elements of Midtown Lofts Condominiums, a horizontal property regime, as established by Master Deed of record in Instrument No. 20050630-0075478; as amended in Instrument No. 20060921-0117372; Instrument No. 20061016-0128233; Instrument No. 20070124-0009913; and Instrument No. 20070928-0115604, Register's Office for said County, to which plan reference is hereby made for a more complete description, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Irene E. Popa by deed from Midtown Lofts, LLC, a Tennessee Limited Liability Company, dated March 26, 2007, recorded April 3, 2007, of record in Instrument No. 20070403-0039453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as:
205 31st Avenue North #305, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

WITNESS my hand this 17th day of June, 2016.

Irene E. Popa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Irene E. Popa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of June, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 03/03/20

BARBARA WILLIAMS SISK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY