BILL GARRETT, Davidson County
Trans:T20160054649 DEEDWARR
Recvd: 06/27/16 13:48 2 pgs
Fees:13.00 Taxes:721.50
20160627-0065417

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **195,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, ~~2015.~~ 2016.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew L. Puryear and Michelle M. Puryear	**NEW OWNER**	**141-15-0B-031.00 CO**
722 FARRELL ROAD		
Nashville, TN 37220		

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

Lisa Anne Baumgardner, now known as Lisa Burnell and husband, Robert Burnell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew L. Puryear and wife, Michelle M. Puryear

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:

Land in Davidson County, Tennessee, being Lot(s) 299, as shown on the map entitled the Plan of Rolling River Estates, Phase II, of record in Plat Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN T. BAUMGARDNER AND LISA A. BAUMGARDNER, HUSBAND AND WIFE, by deed from EQUITY ENHANCEMENT CORP. AND W.H. HOCKRIDGE, PRESIDENT, of record in Book 10140, page 394, dated July 26, 1996, said Register's Office. Being further conveyed to LISA ANN BAUMGARDNER, NOW A SINGLE PERSON, by Quitclaim Deed from JOHN THOMAS BAUMGARDNER, NOW A SINGLE PERSON, of record in Instrument No. 20050301-0022208, dated February 23, 2005, said Register's Office. Lisa Ann Baumgardner having since divorced John Thomas Baumgardner and having since married Robert Burnell.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 629 River Ridge Ct, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of June, 2016.

Lisa Burnell

LISA BURNELL

Robert Burnell

ROBERT BURNELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lisa Burnell and husband, Robert Burnell,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th **day of** June **, 2016.**

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY