RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160078858 DEEDWARR
Recvd: 09/08/16 13:48 3 pgs
Fees:18.00 Taxes:1147.00

20160908-0094685

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33189-08-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 6th day of September, 2016. Notary Public My Commission Expires: 8.20.2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Lisa A. Burnell, Robert H. Burnell 549 Wolfeboro Lane Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 141 05 0 A 289 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Amber B. Martin and Ryan C. Martin, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Robert H. Burnell and Lisa A. Burnell, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 549 Wolfeboro Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of September, 2016.

Ryan C. Martin

Amber B. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan C. Martin and Amber B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2016.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Avondale Park, Phase 2, Section 3B, as of record in Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Amber B. Martin and Ryan C. Martin, wife and husband, by deed dated February 17, 2012 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120221-0014735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 141 05 0 A 289.00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20020821-0100879, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee.
5. Easement granted to Harpeth Valley Utilities District of record in Book 5738, page 819. Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
6. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in Deed granted to the United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
7. Easement for water line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
8. Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
9. Easement for water main across the Dower Tract, a part of the Property, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth river and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee).
10. Advertising space lease of record in Book 4494, page 882, Register's Office for Davidson County, Tennessee.
11. Right-of-way as shown on the Plat entitled Section 1 Harpeth 40 Mobile Home Park of record in Book 4300, page 49, Register's Office for Davidson County, Tennessee.
12. Advertising space lease between Buck Allision, Inc., and The Lamar Corporation, of record in Book 6078, page 619, Register's Office for Davidson County, Tennessee.
13. Easement for Landscape of record in Instrument No. 20090414-0033629 and Instrument No. 20090429-0038537, Register's Office for Davidson County, Tennessee.
14. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, and Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee.
15. Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
16. Easement for transmission line of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
17. Deed to USA in Book 4118, page 694 and of record in Book 4228, page 635, Register's Office for Davidson County, Tennessee.
18. Order to TVA of record in Book 4273, page 280, Register's Office for Davidson County, Tennessee.
19. Storm water detention agreement of record in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
20. Memorandum of Lease by and between Michael R. Allison and National Advertising Company, dated June 26, 1995 and recorded in Book 10023, page 638, Register's Office for Davidson County, Tennessee.
21. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.