BILL GARRETT, Davidson County
Trans:T20170014396 DEEDWARR
Recvd: 02/17/17 09:17 2 pgs
Fees:13.00 Taxes:2349.50
20170217-0016370

State of Tennessee
County of Davidson

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$635,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2017.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| **Address of New Owner(s) as follows:** | **Send Tax Bills To:** | Map-Parcel Numbers: |
|---|---|---|
| **Michael Karnes** | **Guaranty Trust Company** | **091-15-0-392.00** |
| **321 50th Avenue North** | **3500 Parkway Lane, Suite 415** | |
| **Nashville, TN 37209** | **Norcross, GA 30092** | |
| | | |

FOR AND IN 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, I,

**Daniel C. Burton, unmarried**

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

**Jessica Hughes, an unmarried woman and Michael Karnes, an unmarried man, as joint tenants with right of survivorship**

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 a lot of land in West Nashville, fronting 50 feet of the westerly margin of 50th Avenue North (formerly 9th Street) being part of the Charlotte Park Company's Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee and being more particularly described as follows:**

**Beginning at a point in the westerly margin of 50th Avenue North, 100 feet northwardly from Elkins Avenue; thence northwardly 50 feet to a point; thence westwardly on a line parallel to Elkins Avenue, 150 feet to an alley; thence southwardly 50 feet to a point; thence eastwardly 150 feet to the point of beginning.**

Being the same property conveyed to DANIEL C. BURTON, by quitclaim deed from MARK A. LYNN, of record in Instrument No. 20161031-0114837, dated October 31, 2016, said Register's Office.

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 (__X__) Unimproved (____) property known as **321 50th Avenue North, Nashville, TN 37209**.

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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are 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 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 15th day of February, 2017.

**Daniel C. Burton**

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Daniel C. Burton**, 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 **15th** day of **February, 2017**.

**Notary Public**

**My Commission Expires:** 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY