BILL GARRETT, Davidson County
Trans:T20170032488 DEEDWARR
Recvd: 04/18/17 12:44 2 pgs
Fees:13.00 Taxes:788.10
20170418-0037763

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is
~~$239,500.00~~ $213,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Burgess	**New Owner**	**Map/Parcel: 050-16-0-A-049.00CO**
625 East Vailview Court		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Meghan N. Essington, a single woman

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

Matthew Ray Burgess, unmarried man

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 all of Lot No. 49, Skyline Village, according to plat and survey appearing of record in Instrument No. 20050418-0042718, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Meghan N. Essington, a single woman, by Warranty Deed, from Justin N. Loggins, unmarried, dated May 12, 2016, of record in Instrument No. 20160517-0049153, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050418-0042718, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20070705-0080250, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20070627-0076879, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20121114-0104686, Register's Office for DAVIDSON County, Tennessee.
Shared Use Easement and Agreement of record in Instrument No. 20120120-0005861 and amended in Instrument No. 20120403-0028102 and Instrument No. 20140212-0012630, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020307-0028887 and Instrument No. 20030610-0079895, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 6161, Page 257, and Book 6190, Page 646, Register's Office for DAVIDSON County, Tennessee.

Waterline Easement of record in Book 6029, Page 20, Register's Office for DAVIDSON County, Tennessee..
Order for Public Right of Way of record in Book 10558, Page 218, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 11684, Page 656, Register's Office for DAVIDSON County, Tennessee.
All matter of record in Plat Book 2331, Page 54 and Book 2331, Page 55, Register's Office for DAVIDSON County, Tennessee..
Notice of Acceptance of Public Infrastructure of record in Instrument No. 20160811-0083725, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 625 East Vailview Court, Nashville, TN 37207.

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 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 April, 2017.

Meghan N. Essington by: A. Scott Hubbard Attorney in fact
Meghan N. Essington
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Meghan N. Essington for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Meghan N. Essington and is authorized by Meghan N. Essington, to execute this instrument on his/her behalf.

Witness my hand, at office, this 13th day of April, 2017.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires:_____

File #: **170179SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027