WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

P-AVE-17-805

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin Hoskins	CoreLogic	
(NAME) **805 Harpeth Knoll Road**	(NAME) 1 CoreLogic Drive Attn: Client Services DFW-84-F3	**142-14-0-159.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Westlake, TX 76262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE E. BURNETT (F/K/A KATHERINE E. THROOP) AND CHASE B. BURNETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBIN L. HOSKINS AND GARREN HOSKINS, WIFE AND HUSBAND**hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 677 ON THE PLAN OF SECTION THREE, HARPETH WOODS OF RECORD IN PLAT BOOK 5200, PAGE 270, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Katherine E. Throop, unmarried and Chase B. Burnett, unmarried as tenants in common with right of survivorship by Warranty deed from Jeffrey D. Mathias and wife, Candice Mathias of record in Instrument No. 20110928-0075030 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on September 28, 2011.
The said Katherine E. Throop being one and the same, and now known as, Katherine E. Burnett.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 270;
- Restrictions of record in Book 5867, Page 193, as amended in Book 5882, Page 261;
- Transmission Line Easement of record in Book 2271, Page 192;
- Easement of record in Book 4624, Page 866, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Harpeth Knoll Road , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20170050761 DEEDWARR
Recvd: 06/14/17 11:01 2 pgs
Fees: 13.00 Taxes: 1043.40

20170614-0059660

Witness my/our hand(s) this the 9th DAY OF JUNE, 2017.

Katherine E. Burnett

Chase B. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE E. BURNETT (a/k/a Katherine E. Throop) AND CHASE B. BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212