# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Matthew D Conley and Heather J Conley | Peoples Home Equity | 172 14 0B 121.00 |
| (NAME) | (NAME) | |
| 1436 Wexford Downs Lane | 170 N. Seven Oaks Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Knoxville, TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Forty-Eight Thousand And No/100 Dollars ($448,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard A. Burgess and Carole C. Burgess, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew D Conley and Heather J Conley, husband and wife**, 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:

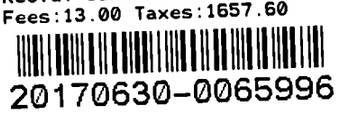
LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of Winfield Park, Cluster Lot Development, Phase 2, Section 1, Revision 1, of record in Instrument No. 20010313-0024106 and revised as Instrument No. 20080122-0006550, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Carole C. Burgess and Richard A. Burgess, wife and husband by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company dated July 23, 2004 and recorded July 26, 2004 as Instrument No. 20040726-0088747, in said Register's Office for Davidson County, Tennessee. *Being Re-Recorded in Special Warranty Deed as Instrument No. 20041013-0123148 to correct the name of the Grantees, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-173350SSO

BILL GARRETT, Davidson County
Trans:T20170056108 DEEDWARR
Recvd: 06/30/17 10:49 2 pgs
Fees:13.00 Taxes:1657.60



20170630-0065996

unimproved ☐

This is improved ☒ property, known as 1436 Wexford Downs Lane, Nashville, TN 37211

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 22 day of June, 2017

Richard A. Burgess

Carole C. Burgess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Richard A. Burgess and Carole C. Burgess, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-173350SSO