BILL GARRETT, Davidson County
Trans:T20170062009 DEEDWARR
Recvd: 07/20/17 09:50 2 pgs
Fees:13.00 Taxes:925.00

20170720-0073163

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176032

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me, this the 27th day of June, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Flowerree 1420 Finnland Dr. Nashville, TN 37207	new owner	04106003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth Burnett III, Kenneth Burnett and Vickie Burnett,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Flowerree, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14, Skyline Subdivision, Section Two, of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Kenneth Burnett, III and Kenneth Burnett to Kenneth Burnett, III, Kenneth Burnett and Vickie Burnett, as recorded on the 17th day of September, 2010 in Instrument No. 20100917-0074185; Quitclaim Deed from Kenneth & Vickie Burnett to Kenneth Burnett, III and Kenneth Burnett, as recorded on the 19th day of February, 2010 in Instrument No. 20100219-0012959 and Warranty Deed from Johnny Vaughn, a single person to Kenneth Burnett and wife, Vickie Burnett, as recorded on the 4th day of May, 2007 in Instrument No. 20070504-0053955, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1420 Finnland Drive, Nashville, TN 37207.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2017.

Kenneth Burnett III

Kenneth Burnett

Vickie Burnett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth Burnett III, Kenneth Burnett and Vickie Burnett**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2017.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020