THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay St., 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Pike, Suite 400
Nashville, TN 37205
File No. CSI187001208
Grantee:
Holly Rahe Burgess and Hayli Shae Burgess
3880 Priest Lake Drive #36
Nashville, TN 37217

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Davidson County DEEDWARR
Recvd: 07/21/17 15:39 3 pgs
Fees:18.00 Taxes:466.57
20170721-0074172

Map & Parcel Nos.:
136030A12000CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th **day of** July, **20**17, by and between **John Haendel and Jennifer Haendel, husband and wife**, party of the first part, and **Holly R. Burgess, an unmarried woman and Hayli Burgess, an unmarried woman**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY SIX THOUSAND ONE HUNDRED AND 00/100 DOLLARS ($126,100.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Situated and lying in Davidson County, Tennessee, bound and described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 36, Building No. 16, in a Horizontal Property Regime located on the plan of Phase I, Condominium Townhouses, Priest Lake Park, as shown on plat of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, and as is more particularly described in the Master Deed of record in Book 4651, Page 412, as amended by Book 4943, Page 692; Book 5083, Page 417; Book 5189, Page 671;Book 7679, page 173; Book 8115, page 838; Book 8115, page 849; Book 9089, page 757; Book 9089, page 765; Book 9507, page 606; Book 9927, page 75; Instrument Number 20050817-0097909; Instrument Number 20011025-0116633; Instrument Number 20050621-0071262; Instrument Number 20060228-0022872; Instrument Number 20060228-0022873; Instrument Number 20150709-0066742; Instrument Number 20161205-0127268, said Register's Office, to which reference is hereby made for a more complete description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 ct seq. of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, of record in Book 4651, Page 412, as amended in Book 4943, Page 692, and further amended in Book 5083, Page 417, and Book 5189, page 671, and Book 7679, Page 173; Book 8115, Page 838; Book 9089, Page 757; Book 9089, Page 765; Instrument #20050817-0097909; Book 9507, Page 606; Book 9927, Page 75; Instrument #20011025-0116633; Instrument #20050621-0071262; Book 9507, Page 618; Instrument #20050817-0097909; Instrument #20060228-0022872; Instrument #20060228-0022873; Instrument #20150709-0066742; and Instrument #20161205-0127268;said Register's Office.

Being the same property conveyed to John Haendel and Jennifer Haendel, husband and wife, from David Long, unmarried by Warranty Deed dated May 16, 2016, of record in Instrument No. 20160518-0049768 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John Haendel

Jennifer Haendel

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **John Haendel and Jennifer Haendel,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th **day of** July, **20**17.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Rutherford

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$126,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 **day of** July, **20**17.

Notary Public

My commission expires: 12-16-18

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

PROPERTY ADDRESS:
3880 Priest Lake Drive #36
Nashville, TN 37217

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY