WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/17 09:07 2 pgs
Fees:13.00 Taxes:647.13
20170728-0076479

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$174,900.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 24th day of July, 2017.

Notary Public
My Commission expires: 4-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael L. Daniels Sr.	Regions Bank d/b/a Regions Mortgage	059-10-0-076.00
743 Rowan Drive	2050 Parkway Office Circle	
Nashville, TN 37207	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy W. Burr and wife, Tamiko Burr, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael L. Daniels Sr. and Carrie B. Daniels, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 298 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Timothy W. Burr from Joshua O. Williams, Jr. and wife, Alesia M. Williams by Warranty Deed on January 25, 1994, of record in Book 9239, Page 746, Register's Office for Davidson County, Tennessee. Further conveyed to Timothy W. Burr and wife, Tamiko Burr from Timothy W. Burr by Quitclaim Deed on February 3, 1994, of record in Book 9251, Page 714, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 88, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4062, Page 443 and Book 4081, Page 854, Register's Office for Davidson County, Tennessee.

This is improved property known as: **743 Rowan Drive, Nashville, TN 37207**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 24, 2017.

Timothy W. Burr

Tamiko Burr

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy W. Burr and Tamiko Burr** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2017

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.