WARRANTY DEED

Bill Garrett Davidson County
Batch# 21188 **DEEDWARR**
11/02/2017 11:16:19 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20171102-0112552

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Burr and Melissa Burr, Husband and Wife	Franklin American Mortgage Company	84-10-76
(NAME)	(NAME)	
2124 Brookview Drive	6100 Tower Circle, Ste 600	084-10-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, Tennessee 37067	076.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172531

For and consideration of the sum of ten dollars, 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 S. Simmons and Donald N. Graves , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kevin Burr and Melissa Burr, 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. 78 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 307.97 feet on the northerly side of Brookview Drive and runs back between lines 88.4 feet on the easterly side line and 183.4 feet on the westerly side line to a curving line at the rear, which line is the southerly margin of the Tennessee Central Railroad right-of-way, measuring 358.6 feet thereon.

Being the same property conveyed to Richard S. Simmons and Donald N. Graves, as joint tenants with right of survivorship by deed from Robert D. Hays and wife, Lynn S. Hays, dated April 30, 1982, of record in Book 5881, page 174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2133, pages 100 & 101, Register's Office for said County; (b) Permanent Telecommunications Easement of record in Instrument No. 20140114-0003778, said Register's Office; and (c) Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

Unimproved ☐

This is improved ☒ property, known as 2124 Brookview Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2017

Richard S. Simmons

Donald N. Graves

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard S. Simmons and Donald N. Graves, the within named 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, at office, this 31st of October, 2017.

Notary Public
My Commission Expires:

