WARRANTY DEED

Bill Garrett Davidson County
Batch# 27384 **DEEDWARR**
11/17/2017 12:04:27 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20171117-0118329

P-BR-17-816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2017.

RWalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly C. Massie and John Edward Freeman	New Owner	
(NAME)	(NAME)	
816 Gwynn Dr		**061-07-0-145.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH BURKE AND JOHN BURKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY C. MASSIE, A SINGLE WOMAN, AND JOHN EDWARD FREEMAN, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 17 and 18 of Block "C" on the Plan of Broadmoor of record in Plat Book 547, Pages 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Burke and John Burke, wife and husband by Warranty Deed from Kevin J. Donlon and Ruth L. Mayo, both unmarried as joint tenants with right of survivorship of record as Instrument No. 20151201-0121223, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 1, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **816 Gwynn Dr, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 14th DAY OF NOVEMBER, 2017.

Sarah Burke

John Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH BURKE AND JOHN BURKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206