This instrument prepared by:
Return
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1092

Bill Garrett Davidson County
Batch# 41135 DEEDWARR
12/27/2017 10:26:02 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171227-0131039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2017

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Milton L. Burns and Sandra M. Burns 3797 Lunn Drive Nashville, TN 37218	New Owner	058-15-0-195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anita Fly, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Milton L. Burns and Sandra M. Burns, husband and wife**, hereinafter called the Grantee(s), his/her/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. 7 on the Plan of Royal Hills, Section 1, of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 7, which is a corner lot, fronts 65.00 feet on the southerly margin of Lunn Drive and fronts 153.12 feet on the easterly margin of Phipps Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 147.34 feet on the easterly line and 76.35 feet on the southerly line to a point of intersection.

Being the same property conveyed to Anita Fly by Quitclaim Deed from Alvin L. Fly, dated June 2, 2011, recorded June 14, 2011, of record in Instrument No. 20110614-0045513, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Alvin L. Fly and wife, Anita L. Fly by Warranty Deed from SJL Const. Co., Inc., dated May 17, 1976, recorded May 19, 1976, of record in Book 5026, page 868, said Register's Office.

This is improved property located at: **3797 Lunn Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 Property Taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 20th day of December, 2017.

GRANTOR:

Anita Fly

Anita Fly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anita Fly, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

C M Corriveau

Notary Public
My Commission expires: 3/8/2021