THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315425**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,227,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2018. Notary Public My Commission Expires

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 82575 DEEDWARR
04/19/2018 09:15:08 AM 2 pgs
Fees: $13.00 Taxes: $4,539.90

20180419-0036821

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Gremillion 708 Overton Park Nashville TN 37215	New Owner	Tax Parcel ID No. 117-13-0B-150.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory L. Burns and Barbara L. Burns, husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer L. Gremillion and Daniel E. Gremillion, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 708, as shown on the map entitled Final Plat of Abbottsford Phase 2, a Planned Unit Development, of record in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREGORY L. BURNS and BARBARA L. BURNS, husband and wife, by deed from JONATHAN HARWELL, EMMA V. HARWELL and KATHERINE M. HARWELL n/k/a KATHERINE HARWELL GIBSON, TRUSTEES OF THE MARY ANN HARWELL SPOUSAL RESIDENCE TRUST, of record in Instrument No. 20161108-0118005, dated November 4, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-13-0B-150.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20020305-0027572, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6478, page 177, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No.

20010502-0045152, re-recorded in Instrument No. 20010514-0049648, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Instrument No. 20160523-0051266, said Register's Office.

Grant of Easement of record in Book 5128, page 953, said Register's Office.

Grant of underground utility easement of record in Book 8643, page 272, said Register's Office.

Joint Driveway Easements in Instrument No. 20030624-0086967 and 20030624-0086968, said Register's Office.

Easement for waterline of record in Book 1037, page 572, said Register's Office. Storm Water Detention Agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, said Register's Office.

This is improved property located at 708 Overton Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of April, 2018.

Gregory L. Burns

Barbara L. Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory L. Burns and Barbara L. Burns, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2018.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021