Bill Garrett Davidson County
Batch# 104587 DEEDWARR
06/14/2018 10:15:55 AM 2 pgs
Fees: $13.00 Taxes: $2,416.10
20180614-0057106

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $653,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2018.

Notary Public
My commission expires: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

05-1803-67244

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Yvonne Burton	New Owner	105-02-1-E-001.00 CO
925 Southside Place	60 Music Sq., East, Ste 390	
Nashville TN 37203	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane Harrison and Donna Harrison**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yvonne Burton, an unmarried woman**, hereinafter called the Grantees, their successors 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 Unit No. A, together with the appurtenant interest in the common elements of Townhomes at 925 Southside Place, a horizontal property regime established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161118-0122052, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, and Restrictions, and being located upon Lot No. 55 on the Plan of Section One Hundred, Edgehill Estates, of record in Book 4860, Page 25, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Kinzer and wife, Ivy L. Kinzer by deed from Alice Fay Reed, unmarried, dated December 17, 1985, recorded December 18,1985, of record in Book 6739, Page 796, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marcus Kinzer by Quitclaim Deed from Marcus Kinzer and Ivy L. Kinzer, dated December 1, 2006, recorded December 6, 2006, of record in Instrument No. 20061206-0150685, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Duane Harrison and Donna Harrison by deed from Marcus Kinzer, a married man, dated July 18, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0074371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 925 Southside Place, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of May, 2018.

Duane Harrison

Donna Harrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Duane Harrison and Donna Harrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 25th day of May, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

