Bill Garrett Davidson County
Batch# 106500 DEEDWARR
06/19/2018 01:58:24 PM 2 pgs
Fees: $13.00 Taxes: $2,560.40
20180619-0058994

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $692,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2018.

Carmen Coats
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick E. Burke and Elizabeth S. Burke 4146 Outer Drive Nashville TN 37204	~~New Owner~~ OLD FIRST TENNESSEE BANK 101 SUNSET AVE ASHEBORO, NC 27203	Tax Parcel ID No. 132-05-0F-002.00 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, **Barry Mitchell Bilbro Jr. and Susan K Bilbro, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick E. Burke and Elizabeth S. Burke, husband and wife**, ("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 Unit No. 4146 of the Outer Drive II Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Outer Drive II Townhomes of record in Instrument No. 20061130-0147977, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Outer Drive II Townhomes, as shown on Exhibit Map to the Master Deed of record in Instrument No. 20061130-0147977, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to BARRY MITCHELL BILBRO, JR. and SUSAN K. BILBRO, by deed from BRYAN CHANCE and wife, CAYCE CHANCE, of record in Instrument No. 20151124-0119295 , dated November 19, 2015 , 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. 132-05-0F-002.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no 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 Plat Book 1424, pages 98 and 99, 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 a Master Deed of Outer Drive II Townhomes, of record in Instrument No. 200161130-0147977, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 163, said Register's Office.
Rights of others in and to party walls.

Restrictive Covenants contained in instrument of record in Book 2249, page 184, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 4146 Outer Drive Nashville TN 37204

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 18th day of June, 2018.

B. M. Bilbro

Barry Mitchell Bilbro Jr.

Susan K Bilbro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry Mitchell Bilbro Jr. and Susan K Bilbro, 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 18th day of June, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020