WARRANTY DEED

Stewart Title
13020 Lebanon Road
Suite 100
Mt. Juliet, TN 37122
01288.44379

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June 2018

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kellie Kring, an unmarried woman and Travis Kring, an unmarried man	Kellie Kring, an unmarried woman and Travis Kring, an unmarried man	043 09 0 305.00
(NAME) 802 Yacht's Landing	(NAME) 802 Yacht's Landing	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carroll Alexander Burns, II, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kellie Kring, an unmarried woman and Travis Kring, an unmarried man**, tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 60 feet of Lot No. 2 of Block "M" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Part of lot No. 2 fronts 60 feet on the southerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Carroll Burns, a married man by Warranty Deed from William V. Bandy, a single man dated October 03, 2007 and recorded October 09, 2007 as Instrument No. 200710090119920, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Carroll Alexander Burns II, unmarried by Quitclaim Deed from Brandi Lisa Burns, Unmarried dated April 28, 2015 and recorded May 18, 2015 as Instrument No. 201505180045207, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-184233SSO

Bill Garrett Davidson County
Batch# 107642 DEEDWARR
06/22/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20180622-0060667

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The said Carroll Alexander Burns, II is one and the same as Carroll Burns.

unimproved ☐
This is improved ☒ property, known as 244 Duling Avenue, Madison, TN 37115

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, has 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. 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 our hands this 8th day of June, 2018

Carroll Alexander Burns, II

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carroll Alexander Burns, II, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALBERS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD CO., NT

File Number: MFR-184233SSO

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

