THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180716952**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2018. Notary Public My Commission Expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 129684 DEEDWARR
08/16/2018 09:24:32 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180816-0081134

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Ware 2125 June Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 095-01-0-058.00

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, **Darold Lee Burke, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin A. Ware, married man** ("Grantee"), his 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 No. 22, on the Map of Donelson Hills, of record in Book 2331, Page 22-23, (referred incorrectly to Book 231, Page 23 in previous deed), and amended in Instrument No. 20131204-0123409, Register's Office for Davidson County, Tennessee.

Said Lot 22 fronts 100 feet on the southerly side of June Drive, and extends Back between parallel lines, 279.8 feet on the westerly line and 248.9 feet on the easterly line, to a dead line in the rear, measuring 104.3 feet thereon.

Being the same property conveyed to Darold Lee Burke by Quitclaim deed from Margaret G. Burke of record in Book 11067, page 712, Register's Office for Davidson County, Tennessee, dated August 12, 1998 and recorded on August 17, 1998.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 22 and 23, and amended in Instrument No. 20131204-0123409, Register's Office for Davidson County, Tennessee.

This is improved property located at 2125 June Drive Nashville TN 37214

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.

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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 31st day of July, 2018.

Darold Lee Burke

Darold Lee Burke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darold Lee Burke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128