Karen Y Johnson Davidson County
Batch# 141102 DEEDWARR
09/17/2018 10:26:08 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20180917-0091840

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2018.

Notary Public:
My Commission Expires: 9/20/21

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.O. Box 2852, Hendersonville, TN 37077

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michele J. Burks 106 Camino Circle Hendersonville, TN 37075	Michele J. Burks 106 Camino Circle Hendersonville, TN 37075	09616014600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Beals, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michele J. Burks, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 252A, ZONE LOT DIVISION OF LOTS 248, 249,250,251,252 AND 253 ON THE PLAN OF LARCHWOOD, SECTION 3, as shown on plat of record in Plat Book 5200, Page 540, amended in Plat Book 6250, Page 524, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to David Beals, an unmarried man by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument Number 20081231-0124085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2018; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 5200, Page 540, amended in Plat Book 6250, page 524, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6076, page 69, Book 6122, page 482, and Book 6250, page 524, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3307 Percy Priest Drive , Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantor covenants with said Grantee that he is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 1st day of August, 2018.

David Beals

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named David Beals, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of August, 2018.

Commission Expires: 09/20/2021

Notary Public: Devon J. Sutherland

