This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144688 DEEDWARR
09/25/2018 09:14:45 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20180925-0094731

THIS INDENTURE IS made and entered into this the 21st day of September **2018,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and MARTEL MEYER AND SARAH MEYER, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 1 of 2240 Greenwood Avenue Cottages, a Horizontal Property Regime with Private elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Instrument Number 20170928-0099285, a Horizontal Property Regime with Private Elements of record at Instrument Number 20170928-0099285, Register's Office of Davidson County, Tennessee, to which reference is hereby made. Being a part of what was formerly known as lot No. 3 on the Plan of H & J Subdivision, of record in Book 4660, Page 200 of the Register's Office of said County, to which plat reference is hereby made for a more complete description.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20171212-0126550, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

20 18 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 4660, Page 200; Declaration of Covenants, Conditions and Restrictions at Instrument Number 20170928-0099285;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF) FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 21st day of September, 2018.

_____
Notary Public
My commission expires: 10-4-2021

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

STATE OF TENNESSEE
COUNTY OF ~~SX~~ Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 21st day of September, 2018.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

My commission expires:

Owner and Property Address:
Martel Meyer and Sarah Meyer
2240 Unit I Greenwood Avenue
Nashville, Tennessee 37206

Mail Tax Bills to:

New Owner

Tax ID Number: 083-034G-001.00

Return To:

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