Karen Y Johnson Davidson County
Batch# 147496 DEEDWARR
10/01/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20181001-0097375

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-03-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4828B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amy L. Burch and Carrie C. Burch	NEW OWNER	Part of 072-08-0-264.00
2316 Hidden Terrace Court		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MYRTLE PARTNERS, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY L. BURCH AND CARRIE C. BURCH

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 2316 Hidden Terrace Townhomes, of record in Instrument No. 20180918-0092555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete and accurate legal description.

Being a portion of the same property conveyed to Myrtle Partners LLC by Warranty deed from The Ragan Family General Partnership as successor in interest by merger to Ragan Family Limited Partnership, I of record in Instrument No. 20160509-0045605 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 09, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2316 Hidden Terrace Court, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 28th day of September, 2018.

Myrtle Partners, LLC

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of Myrtle Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2018.

_____

Notary Public

My Commission Expires: 12-03-19



File #: 18-4828B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

