THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917713**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2018. Notary Public My Commission Expires:

SHIRA KINGSREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Y Johnson Davidson County
Batch# 153647 **DEEDWARR**
10/24/2018 08:46:24 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20181024-0105200

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Kyle Burgess and Lacey Jhan Johnson 1277 Bending Creek Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 173-15-0A-117.00 CO

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, **Barry A. Burgess, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lacey Jhan Johnson, an unmarried woman and Robert Kyle Burgess, an unmarried man, as joint tenants with rights of survivorship,** ("Grantees"), its 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(s) 117, as shown on the map entitled Final Plat of Mill-Run Subdivision Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A, Lot 89, of record in Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067914 and in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BARRY A. BURGESS, by deed from JENNIFER J. WOOD and JEFFREY WOOD, wife and husband, of record in Instrument No. 20141002-0091171, dated September 30, 2014, said Register's Office.

Grantor warrants that the subject property was never primary marital residence.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 173-15-0A-117.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20011009-0109754, corrected in Instrument No. 20020605-0067915, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Book 11675, page 472, amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10448, page 188, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, said Register's Office.

Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.

Transmission Line Easement of record in Book 3933, page 359, said Register's Office.

This is improved property located at 1277 Bending Creek Drive Antioch TN 37013

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.

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 18th day of October, 2018.

Barry A. Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of October, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021