WARRANTY DEED

File #18458

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

JAMES A. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Burnett, IV	NEW OWNER	-146-16-0-184.00
(NAME)	(NAME)	
5204 Trousdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 155715 **DEEDWARR**
11/01/2018 10:39:48 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20181101-0108186

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wendy S. Marin, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James H. Burnett, IV and Kristin L. Burnett, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 925 and the Northerly part of Lot No. 927 on the Plan of Brentwood Hall, Section IX of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of Trousdale Drive at the corner of Lots No. 912 and 925; thence with the line between said two lots Eastwardly 134.4 feet to the corner of Lot Nos. 914 and 925; Southeastwardly 143.6 feet to the corner of Lots Nos. 914, 916 and 925; thence with the line between said Lots Nos. 916 and 925, Southeastwardly 41.5 feet to the corner of Lots Nos. 916, 925 and 923; thence with the line between Lots Nos. 925, 927 and 963, Southeastwardly 39.1 feet to an iron pin which is 14.1 feet Southwest corner of the corner of said Lots Nos. 925 and 927; thence Westwardly 267.7 feet to the Easterly margin of said Trousdale Drive, being the corner of Lots Nos. 925 and 927; thence with the Easterly margin of said Drive, Northwardly 104.8 feet to the beginning.

Being the same property conveyed to Wendy S. Marin by Warranty deed from Jonathan Andrew Davis and wife, Elizabeth C. Davis of record in Instrument No. 20060531-0063925 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 31, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5204 Trousdale Dr., Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 30th day of October, 2018.

Wendy S. Marin by: _____, attorney in fact

Wendy S. Marin by Kelly Carrel, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelly Carrel**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Wendy S. Marin** for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for **Wendy S. Marin**, and is authorized by **Wendy S. Marin** to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of October, 2018.

My commission expires: 8.4.20 _____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027