WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155902 DEEDWARR
11/01/2018 03:47:22 PM 2 pgs
Fees: $13.00 Taxes: $2,508.60

20181101-0108493

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy C. Burkhalter	new owner	131-01-0H-015.00 CO
(NAME)	(NAME)	
302 Windemere Woods Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JONATHAN W. CORBY AND/OR CLAIRE B. CORBY TRUSTEES OF THE CLAIRE & JONATHAN CORBY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JONATHON W. CORBY AND CLAIRE B. CORBY DATED NOVEMBER 2, 2016, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY C. BURKHALTER, TRUSTEE OF THE PEGGY C. BURKHALTER REVOCABLE TRUST, U/A/D JANUARY 31, 2001, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND/OR 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(s) 15, as shown on the map entitled Revised Plat of Phase I and II, Windemere, of record in Book 6900, Page 616, 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 JONATHAN CORBY AND WIFE, CLAIRE B. CORBY, by deed from SHEILA WEINBERGER, UNMARRIED, of record in Instrument No. 20061027-0133645, dated October 24, 2006, said Register's Office. Being further conveyed to JONATHAN W. CORBY AND /OR CLAIRE B. CORBY TRUSTEES OF THE CLAIRE & JONATHAN CORBY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JONATHAN W. CORBY AND CLAIRE B. CORBY DATED NOVEMBER 2, 2016, by quitclaim deed from JONATHAN W. CORBY AND WIFE, CLAIRE B. CORBY, of record in Instrument No. 20161114-0119986, November 2, 2016, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CPC-18-302

This conveyance is subject to: 2018 property taxes which are a lien, due and payable, but not yet delinquent; all matters as shown on the map entitled Revised Plat of Phase I and II, Windemere, of record in Book 6900, Page 616, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 302 Windemere Woods Drive, Nashville, TN 37215

(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 our hands this 31st day of October, 2018.

Jonathan W. Corby, Trustee of the Claire and Jonathan Corby Living Trust, Established by the Revocable Trust Agreement of Jonathan W. Corby and Claire B. Corby dated November 2, 2016

Claire B. Corby, Trustee of the Claire and Jonathan Corby Living Trust, Established by the Revocable Trust Agreement of Jonathan W. Corby and Claire B. Corby dated November 2, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan W. Corby and/or Claire B. Corby, Trustees of the Claire and Jonathan Corby Living Trust, Established by the Revocable Trust Agreement of Jonathan W. Corby and Claire B. Corby dated November 2, 2016, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 31st day of October, 2018.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22