Karen Y Johnson Davidson County
Batch# 162066 DEEDWARR
11/16/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $614.20
20181116-0113333

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0960

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maryanne Porter, a single woman	Owner	175020B14200CO
(NAME) 4168 Greenwood Street	(NAME)	
(ADDRESS) Thousand Oaks, CA 91320	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($166,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANET BURNS F/K/A JANET D. DAVIS AND HUSBAND, SEAONTA BURNS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARYANNE PORTER, A SINGLE WOMAN,

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 the First Civil District of Davidson County, Tennessee, being all of Unit No. 1702, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for more complete description of said lot.

Being the same property conveyed to Janet D. Davis (now known as Janet Burns) by deed from Ole South Properties, Inc. of record in Instrument 20150909-0091500, Register's Office for said County, dated August 28, 2015.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors.

Subject to Plat of record in Instrument No. 20081016-0104157, said Register's Office.

Easement to Comcast of Nashville I, LLC of record in Instrument 20161212-0130102, said Register's Office.

Easement to Colonial Pipeline Co. of record in Book 3570, Page 11, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20060307-0026092, said Register's Office.

Easement to Tennessee Telephone Co. of record in Instruments 20080709-0070604 and 20081121-0114642, said Register's Office.

Transmission Line Easement of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, said Register's Office.

Deed to Metropolitan Government of Nashville and Davidson County of record in Instrument 20100303-0016291, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20080317-0026338, amended in Instrument 20101222-0101832, Instrument 20081117-0113467, Instrument 20130322-0028759, Instrument 20140207-0011094 and Instrument 20170602-0055284, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 822 Lower Park Pl, Antioch, TN 37013
(House No.) (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 14th day of November, 2018.

Janet Burns

Seaonta Burns

STATE OF South Carolina
COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Burns and Seaonta Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of November, 2018.

My Commission Expires:
March 19, 2019

Notary Public

NOTARY PUBLIC

ASHTON HOLLOWAY NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 19, 2019 STATE OF SOUTH CAROLINA

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.