WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173585 DEEDWARR
12/13/2018 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $693.75
20181213-0121275

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF ~~WILSON~~ HANCOCK
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant Lyschel Peters

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: ID # 77993

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC KEN L. AMACKER Commission Expires June 15, 2021 PEARL RIVER COUNTY

File#: ADV-TN-79698

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064, 6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Amber Burns	Elizabeth Amber Burns	044 11 0 110.00
(NAME)	(NAME)	
608 Lawrence Street	608 Lawrence Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I Ronnie W. Glover, a single man, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Elizabeth Amber-Marie Burns, single, hereinafter called the GRANTEE(S), her 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 all of Lot No. 114 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Edward Bruce, Jr. and wife, Betty D. Bruce by Warranty Deed from William M. Wilson and wife, Jacqueline J. Wilson, dated April 04, 1987 and recorded April 06, 1987 of record in Book 7192, Page 600, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie W. Glover by Warranty Deed from James E. Bruce Jr. and Betty D. Bruce, husband and wife, dated July 23, 2018 and recorded August 03, 2018 of record in Instrument No. 20180803-0076603, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee. Easement contained in Deed of record in Book 1755, Page 50 in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 1424, Page 69, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 608 Lawrence Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th DAY OF DECEMBER, 2018.

Ronnie W. Glover

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie W. Glover, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of ~~November~~ * December, 2018.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201812130121275

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY