WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

JM-VRES-18-1030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFI

Karen Y Johnson Davidson County
Batch# 174996 **DEEDWARR**
12/17/2018 03:13:23 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20181217-0122557

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul D. Jolley and Jeff Jolley	**United Wholesale Mortgage**	
(NAME)	(NAME)	
1030 Treaty Oaks Drive	**585 South Boulevard East**	**091-06-0L-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Pontiac, MI 48341**	
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD BRANDON BURNETTE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL D. JOLLEY, UNMARRIED, AND JEFF JOLLEY, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 20, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, and further amended in Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884 and Instrument No. 20180725-0072479, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Brandon Burnette by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20181003-0097965, Register's Office for Davidson County, Tennessee, dated September 03, 2018 and recorded on October 03, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument Number 20141120-0107174 as amended in Instrument No. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884 and 20180725-0072479, Register's Office for Davidson County, Tennessee
- Plan of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5039, Page 863, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20140916-0084730, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170104-0000640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1030 Treaty Oaks Drive, Nashville, Tennessee 37209**.

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), their heirs and 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), 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/our hand(s) this the 11th DAY OF DECEMBER, 2018.

Richard Brandon Burnette by [illegible], Attorney-in-fact
Richard Brandon Burnette
by Laura Mitchell as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD BRANDON BURNETTE, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD BRANDON BURNETTE.

Witness my hand and official seal, this the 11th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212