WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182329 **DEEDWARR**
01/10/2019 10:04:20 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190110-0002651

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 $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF **JANUARY, 2019.**

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Allen Herb III and Natalie Royal Herb	new owners	07203022900
(NAME)	(NAME)	
1308 Howard Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lillie Jo Bess Burgess,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Allen Herb III and Natalie Royal Herb, 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 part of Lot 151 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of said lot fronts 66 feet on the southerly margin of Howard Avenue and extends back between parallel lines 205 feet to a dead line, being the western 66 feet of said lot.

Being the same property conveyed to Albert Adam Burgess and wife Rosa Lee Burgess by Warranty Deed from Church of Christ Foundation, Inc., et. al of record at Book 4555, Page 975, Register's Office for Davidson County, Tennessee. The said Rosa Lee Burgess and Albert Adam Burgess since divorced, and by Final Decree of the Civil Court of Davidson County, Tennessee, in the matter of Rosa Lee (Day) Burgess vs. Albert Adam Burgess, No. 77591, of record at Page 1949 in the Minutes of said Court for June 9, 1975, all right, title and interest of Rosa Lee Burgess was divested from her and vested solely in Albert Adam Burgess. A certified copy of said Decree is placed of record simultaneously herewith. Albert Adam Burgess married Lillie Jo Burgess on June 5, 1979, a certificate of said marriage being lodged as No. 113269, at Book 119, Page 318, with the County Clerk of Davidson County, Tennessee. Albert Adam Burgess died on April 17, 2007, intestate and without surviving issue, leaving Lillie Jo Burgess as his sole heir at law. Lillie Jo Cobb, Lillie Jo Bess, Lillie Bess Burgess, and Lillie B. Burgess are one and the same and being the same property conveyed to Lillie Jo Bess Burgess by deed dated October 24, 2007 recorded in Instrument No. 20071116-0134624, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1308 Howard Avenue, Nashville, TN
(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/our hands this 4th day of **January, 2019.**

Lillie Jo Bess Burgess
Lillie Jo Bess Burgess

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 332, PAGE 101, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

State of Georgia
County of Barrow

On this 4th day of January, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Lillie Jo Bess Burgess, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 4th day of January, 2019.

Notary Public
My Commission Expires: 8/20/2022

EVA M FRONTERA
NOTARY PUBLIC
Barrow County
State of Georgia
My Comm. Expires Auguet 20, 2022

File No.: 19-Herb

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BB-18-1308