Karen Johnson Davidson County
Batch# 191212 DEEDWARRSP
02/04/2019 10:22:30 AM 5 pgs
Fees: $28.00 Taxes: $8,232.50
20190204-0010254

This Instrument Prepared by:
Paul F. Soper
2323 21st Ave. S, Suite 502
Nashville, TN 37203
615-712-6036

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael D. Burns 1292 Claylick Road White Bluff, TN 37187	SAME	079-00-0-030.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RANDALL R. STUTTS AND MARIETTA STUTTS, individual residents of the State of Tennessee** (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. BURNS, TRUSTEE OF THE BURNS FAMILY LIVING TRUST** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons ***claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include both the plural and the singular and vice versa, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 1st day of February, 2019.

Randall R. Stutts

Marietta Stutts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **RANDALL R. STUTTS AND MARIETTA STUTTS**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1st day of February, 2019.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,225,000.00.

Affiant

Subscribed and sworn before me this 1st day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Partition Plat of Lot 1 Stutts Subdivision, of record in Instrument No. 20190115-0004235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to RANDALL R. STUTTS AND WIFE, MARIETTA STUTTS, by deed from JOE D. GOWER, of record in Book 10052, page 229, dated May 16, 1996, said Register's Office.

Permitted Exceptions

1. Real Property taxes for 2019, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 8250, page 768 and in Instrument No. 20190115-0004235, said Register's Office.

3. Easement to Colonial Pipeline Company of record in Book 3705, page 149, said Register's Office.

4. Sanitary Sewer Easement of record in Book 4684, page 554, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

