WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 194221 **DEEDWARR**
02/12/2019 08:45:54 AM 2 pgs
Fees: $13.00 Taxes: $1,135.53

20190212-0012891

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

File No.: 19-0042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John M. Farquharson and Kassandra R. Farquharson	Community Mortgage Advisors, LLC	Map: 08414014200
(NAME) 112 Dellrose Drive	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($306,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN H. BURKE, JR. AND WIFE, MILBREY D. BURKE,

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

JOHN M. FARQUHARSON AND KASSANDRA R. FARQUHARSON, 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 Lot No. 9, on the Plan of Section Two, Donelson Measodws of record in Plat Book 2133, Pages 100 and 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John H. Burke, Jr. and wife, Milbrey D. Burke, by deed from Ghee and Sanders, Inc., of record in Book 3162, Page 551, dated June 23, 1958, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 100 and 101, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of record in Book 4896, Page 130, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 412, Page 351, amended in Book 1788, Page 509, Book 1847, Page 469, Book 2883, Page 361, Book 3946, Page 916, Register's Office for said County.

The signature of John H. Burke, Jr. and Milbrey D. Burke is signed by his/her duly appointed Attorney-in-Fact, Nancy B. Walden, pursuant to the Power of Attorney of record in Instrument 20190212-0012890, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 112 Dellrose Drive, Nashville, TN 37214
(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 8th day of February, 2019.

John H. Burke, Jr.
By: Nancy B. Walden, as Attorney-in-Fact

Milbrey D. Burke
By: Nancy B. Walden, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Nancy B. Walden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of John H. Burke, Jr. and Milbrey D. Burke, as his/her Attorney-in-Fact, as the free act and deed of the within named John H. Burke, Jr. and Milbrey D. Burke.

Witness my hand and official seal this 8th day of February, 2019.

My Commission Expires: 5/5/20

Notary Public

