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Karen Johnson Davidson County
Batch# 198441 DEEDWARR
02/25/2019 10:14:22 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20190225-0016654

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this 22nd day of February, 2019.

Notary Public
My commission expires: 03-08-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Jenny Redding Gustafson 1208 Wexford Downs Lane Nashville, TN 37211	SHELTER LENDING SERVICES P. O. Box 740039 Cincinnati, OH 45274-0039	172-14-0A-102.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lawrence E. Burns, Jr. and Veronica Burns, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jenny Redding Gustafson and Cole Eliot Gustafson, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 150 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lawrence E. Burns, Jr. and wife, Veronica W. Burns, by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 11555 Page 156, Register's Office for Davidson County, Tennessee, and dated June 28, 1999.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Wexford Downs of record in Plat Book 9700 Page 593 and 594, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 10292 Page 51 and amended in Book 10792 Page 822, and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee.

3. Charter for Wexford Downs Homeowners' Association of record in Book 10500 Page 444 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1208 Wexford Downs Lane, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. ACN

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22 ~~28~~th day of February, 2019.

Lawrence E. Burns, Jr.

Veronica Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd ~~28~~th day of February, 2019, before me personally appeared Lawrence E. Burns, Jr. and Veronica Burns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22 ~~28~~th day of February, 2019.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY