Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Brenda Hurtson
Affiant

GINGER ASHBY DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 21st day of February, 2019.

Ginger Ashby Dickey
Notary Public:
My Commission Expires: 7/19/2021

Karen Johnson Davidson County
Batch# 198647 DEEDWARR
02/25/2019 10:28:43 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20190225-0016680

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: George Smiley 225 E Due West Ave Madison, TN 37115	Send Tax Bills To: New Owner	Map/Parcel Number: 051-08-0-139.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James David Burnett, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Smiley**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 10 on the Plan of Montague Subdivision, as of record in Book 421 Page 129, Register's Office for said County, described as follows: Beginning at an iron pin on the northerly margin of Milliken Bend Road, 57.7 feet southwest of the southeast corner of said lot; thence North 40 deg. west 201 feet to a stake; thence South 5 deg. 15' West 230.5 feet to a point in the north margin of Due West Avenue; thence with the margin of the same, South 87 deg. east 16.5 feet to the intersection of said Avenue and Milliken Bend Road; thence along the margin of said Road, around a slight curve, northeastwardly 151.9 feet to the point of beginning.

BEING the same property conveyed to James David Burnett by Quitclaim Deed from David Frazer Griffin, dated 11/14/17 and recorded 11/15/17 in Instrument No. 20171115-0117355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

Title to any portion of said land lying within the bounds of any road or highway.

Subject to all existing easements and all other matters as shown on plat of record in Book 421 Page 129, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 225 E Due West Ave, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 21st day of February, 2019.

James David Burnett

James David Burnett

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James David Burnett and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of February, 2019.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

