WARRANTY DEED

Karen Johnson Davidson County
Batch# 201237 DEEDWARR
03/04/2019 08:42:06 AM 2 pgs
Fees: $13.00 Taxes: $1,470.75

20190304-0019174

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Karen Speyer	Karen Speyer	102-15-0-087.00
(NAME)	(NAME)	
143 Windsor Drive	143 Windsor Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **C. Wes Burton Jr., married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Karen Speyer, married,** HEREINAFTER CALLED THE GRANTEE, HER 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 267 on the Plan of Brook Meade, Section VII, of record in Plan Book 2331, page 5, Register's Office for said County.

Said Lot No. 267 fronts 119 feet on the southwesterly side of Starlit Road and extends back 396.7 feet on the southeasterly line and 386.9 feet on the northwesterly line to a dead line measuring 119.4 feet thereon.

Being the same property conveyed to Levi Jones and wife, Sheila Fields Jones, by Warranty Deed from Max Greenberg and wife, Sarah Greenberg, dated October 11, 1976, of record in Book 5077, page 191, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Levi Jones by Quitclaim Deed from Sheila Field Jones and Levi Jones, and Carol L. McCoy, dated December 16, 1981, of record in Book 5832, page 277, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mary H. Burton and husband, C. Wes Burton Sr. by Quitclaim Deed from Levi Jones, recorded May 9, 2002, of record in Instrument No. 20020509-0057064, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to C. Wes Burton, Sr. and wife, Mary H. Burton, as tenants by the entirety, and C. Wes Burton, Jr., all as joint tenants with right of survivorship, by Quitclaim Deed from Mary H. Burton and husband, C. Wes Burton, Sr. and Wesley D. Turner, Trustee, dated July 27, 2005, of record in Instrument No. 20050727-0087657, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to C. Wes Burton, Jr. by Quitclaim Deed from C. Wes Burton, Sr. and wife, Mary H. Burton, dated July 29, 2005, of record in Instrument No. 20050801-0089481, Register's Office for Davidson County, Tennessee.

Property has never been the primary residence of seller or the seller's spouse.

unimproved ☐

This is improved ☑ property, known as 717 Starlit Rd., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 5; restrictions of record in Book 2333, page 629; easement for sewer/ storm drainage of record in Book 5158, page 430; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 28th day of February, 2019.

C. Wes Burton Jr.

State of ALABAMA

County of JEFFERSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared C. Wes Burton Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of Birmingham, State of ALABAMA, this 28th day of February, 2019.

Janet O. Collier

Notary Public

My Commission Expires: 09/11/2022

File No.: 29019