State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of March, 2019.

Notary Public:

My Commission Expires: 9/20/21

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 207501 DEEDWARR
03/19/2019 10:27:15 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20190319-0024835

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michele Burks ~~and~~ 106 Camino Circle Hendersonville, TN 37075	New Owner	108 16 0 061.00

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, **Joseph T. Gore and Jennie E. Gore**, husband and wife, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Michele Burks**, a married woman, 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, being Lot(s) 50A, as shown on the map entitled Percy Priest Woods, Section II, Zone Lots Nos. 49, 50, and 51, of record in Plat Book 6250, page 261, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph T. Gore and Jennie E. Gore by Quitclaim Deed from Joseph T. Gore dated 9/30/16 and recorded 10/13/16 in Instrument Number 20161013-0108184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph T. Gore, an unmarried man, by Warranty Deed from Mable L Carnahan K/N/A Mable L. Cockrill, recorded 2/22/07, in Instrument Number 20070222-0021931, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument Number 20071009-0120072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2019; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Plat Book 5800, page 259, amended by Plat Book 6250, page 261, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5984, page 865, Book 6020, page 270, Book 6093, page 392, and Book 6250, page 261, 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: 1409 Timber Valley Drive, Nashville, TN 37214

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 14 day of March, 2019.

Joseph T. Gore

Jennie E. Gore

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Joseph T. Gore and Jennie E. Gore, 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 14 day of March, 2019.

Commission Expires:
9/20/21

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY