Prepared by:
Record and Return to:
Bingham & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible]wood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3815

Karen Johnson Davidson County
Batch# 211898 **DEEDWARR**
04/01/2019 08:46:50 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190401-0028908

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Forrest Clayton and Susan Dillard Clayton 3440 Wynfall Lane Nashville, TN 37211	New Owner	180-04-0B-098.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **William Jeffrey Burch, a married man** , hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey unto **Steven Forrest Clayton and Susan Dillard Clayton, husband and wife**, hereinafter called the Grantee(s), his/her/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. 156 on the Plan of Final Plat of Revision One, Brookview Forest, Phase III of record in Plat at Instrument No. 20050919-0112306, revised in Instrument No. 20051025-0128969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Jeffrey Burch, an unmarried man by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20070201-0013285, Register's Office for Davidson County, Tennessee, dated January 29, 2007 and recorded on February 01, 2007.

Virginie Coudier-Burch joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of William Jeffrey Burch.

The execution of this instrument is effected by the signature of Carol Stallings as Attorney-in-Fact for William Jeffrey Burch, which Power of Attorney is recorded in Instrument No. 20190401-0028906, and also by the signature of Carol Stallings as Attorney-in-Fact for Virginie Coudier-Burch, which Power of Attorney is recorded in Instrument No. 20190401-0028907, both of record in the Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☐ unimproved property located at: **3440 Wynfall Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) 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

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2019.

GRANTOR:

William Jeffrey Burch By Carol Stallings AS ATTORNEY-IN-FACT
William Jeffrey Burch by Carol Stallings, his Attorney-In-Fact

Virginie Coudrier-Burch By Carol Stallings AS ATTORNEY-IN-FACT
Virginie Coudier-Burch by Carol Stallings, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named Carol Stallings, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William Jeffrey Burch and Virginie Coudier-Burch, as Attorney-in-Fact, as the free Act and Deed of the said William Jeffrey Burch and Virginie Coudier-Burch.

WITNESS my hand and seal at office this 22nd day of March, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY