

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $187,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of April, 2019.

NOTARY PUBLIC

My commission expires: 11/22/2021

Karen Johnson Davidson County
Batch# 219453 **DEEDWARR**
04/18/2019 09:27:48 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20190418-0035755

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kenneth Burd	Kenneth Burd	119-03-0-131.00
(NAME)	(NAME)	
407 Barrett Road	1205 Forest Pointe Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hendersonville, TN 37075	

Warranty Deed

For and in Consideration of the sum of $187,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lisa Bowden Marstiller, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kenneth Burd, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Glenncliff Estates, Section 6, of record in Plat Book 2133, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LONNIE M. BOWDEN ET UX ELIZABETH J. BOWDEN , by deed from LORETTA J. KINNARD , of record in Book 4647, Page 220, dated October 11, 1972, said Register's Office. ELIZABETH J. BOWDEN having since died, leaving LONNIE M. BOWDEN, as surviving tenant by the entirety.

Being the same property conveyed to LISA BOWDEN MARSTILLER, by deed from LONNIE M. BOWDEN, of record in Instrument No. 20160420-0038303 , dated April 7, 2016 , said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 407 Barrett Road, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of April, 2019.

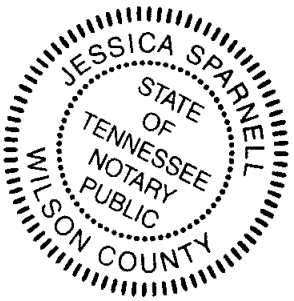
Lisa Bowden Marstiller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Bowden Marstiller, the herein bargainor, 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 the 17th day of April, 2019.

Notary Public
My Commission Expires: 5-2029



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122