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

File Number: 1-19-4014

Karen Johnson Davidson County
Batch# 226876 DEEDWARR
05/07/2019 03:37:34 PM 2 pgs
Fees: $13.00 Taxes: $1,252.45

20190507-0042832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $338,500.00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2019

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Molly R.M. Burris and Graham C. Burris 749 Cedar Crest Drive Nashville, TN 37209	74 M BANK 10 CADILLAC DR STE 100 BRENTWOOD, TN 37027	114-08-0A-028.00-C

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, **Joshua Jones and Carissa Jones, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Molly R.M. Burris and Graham C. Burris, wife and husband**, 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: MRMB GCB

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cedar Crest Subdivision Phase II, of record in Book 9700, Page 37, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Joshua Jones, unmarried by Warranty Deed from Paul F. Webb, unmarried, recorded on the 4th day of December, 2014 in Instrument No. 20141204-0111394, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **749 Cedar Crest Drive, Nashville, TN 37209**

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

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 2nd day of May, 2019.

GRANTOR:

Joshua Jones

Carissa Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Jones and Carissa Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of May, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22