31930-8

BOX 14

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $354,500.00.

Callum Walter
Affiant

Subscribed and sworn to before me, this 8th day of May, 2019.

Corylyn S. Priest
Notary Public
My commission expires: 7·8·2019

Karen Johnson Davidson County
Batch# 228202 **DEEDWARR**
05/10/2019 08:39:09 AM 2 pgs
Fees: $13.00 Taxes: $1,311.65

20190510-0043869

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1904-87008

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Hannah Schneider	Capstar Bank	072-15-0-P-001.00 CO
2119 A Burns Street Nashville TN 37216	2002 Richard Jones Road, Ste 300A Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brad Gibson, Trustee of the Burns Property Trust under Agreement dated February 1, 2018**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hannah Schneider, an unmarried woman,** hereinafter called the Grantees, their successors 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 Unit No. A, on the Plan of 2119 Burns Street, a Horizontal Property Regime with Private Elements, as established by and shown in Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150421-0035557, as amended in Instrument No. 20150429-0038439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to D223, LLC, a Tennessee limited liability company by deed from Mack R. Rhea, a married man, dated October 25, 2013, recorded October 28, 2013, of record in Instrument No. 20131028-0111810, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nathan Feuerstein, unmarried man by deed from D223, LLC a Tennessee limited liability company, dated July 25, 2016, recorded July 27, 2016, of record in Instrument No. 20160727-0077449, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Burns Property Trust under agreement February 1, 2018 by Quitclaim Deed from Nathan Feuerstein, dated February 6, 2018, recorded February 22, 2018, of record in Instrument No. 20180222-0016713, Register's Office for Davidson County, Tennessee, corrected in Instrument No. 20190510-0043868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2119 A Burns Street, Nashville, TN 37216.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of May, 2019.

Brad Gibson, Trustee

Brad Gibson, Trustee of the Burns Property Trust under Agreement dated February 1, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brad Gibson, Trustee of the Burns Property Trust under Agreement dated February 1, 2018**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 8th day of May, 2019.

Carol M Holmes

Notary Public

My Commission expires: 3/31/20

