Karen Johnson Davidson County
Batch# 234825 DEEDWARR
05/24/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $399.60
20190524-0049658

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Debra Koe
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2019.

Julie Dyess
Notary Public
My commission expires:

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-20

02-1905-50672

Address of New Owner:	**Send Tax Bills to:**	**Tax information:**
Jennifer C. Burgess 728 Cameo Drive Nashville TN 37211	NEW OWNER	119-12-0-040.00

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, **Steve Burgess and Teresa Burgess, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer C. Burgess**, 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 Lot No. 31, on the Plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Burgess and Teresa Burgess, husband and wife, and Daryl Burgess by deed from Betsy Anne Putnam Swoner, a married woman, dated October 17, 2006, recorded October 24, 2006, of record in Instrument No. 20061014-0131717, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steve Burgess and Teresa Burgess by Quitclaim Deed from Jennifer Brewer Burgess, July 26, 2013, recorded July 30, 2013, of record in Instrument No. 20130730-0079169, and by Quitclaim Deed from Daryl Presley Burgess, dated July 24, 2013, recorded July 30, 2013, of record in Instrument No. 20130730-0079170, Register's Office for Davidson County, Tennessee.

Steve Burgess and Stephen Burgess are one and the same.

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 728 Cameo Drive, Nashville, TN 37211.

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 23rd day of May, 2019.

Steve Burgess

Teresa Burgess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steve Burgess and Teresa Burgess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of May, 2019.

Notary Public

My Commission expires:



True Copy Certification

I, Julie Dyess, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}

