WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 239464 DEEDWARR
06/05/2019 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20190605-0053916

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ericka Simone Re	F&M Bank	
(NAME)	(NAME)	
80718th Avenue S, Apt. 109	PO Box 451	092-16-0C-109.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT O. BURTON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICKA SIMONE RE, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109, together with parking spaces No. 18 and No. 53 on the Plan of 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended at Instrument No. 20041216-0149823 and 20050504-0050222, as re-recorded at Instrument No. 20060109-0003220, amended at Instrument No. 20051123-0142078, as further amended in Instrument No. 20070509-0055940, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert O. Burton, an unmarried person by Warranty deed from Charles Carroll, IV and Geraldine Brooks Carroll, Trustees of the Geraldine Brooks Carroll Revocable Trust, as trustee of record in Instrument No. 20120910-0081735 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 10, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 807 18th Avenue S, Apt. 109, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this the 31st day of May, 2019

Robert O Burton by Doris Freeman Attorney in fact
Robert O. Burton, by Doris Freeman, Attorney in Fact

STATE OF ALABAMA
COUNTY OF Jefferson

On this 31st day of May, 2019, before me personally appeared Robert O. Burton to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Jefferson County, Alabama this 31st day of May, 2019.

Commission Expires: 8-19-20

Sandromeda Saunders
Notary Public

* See Attached Notary Acknowledgement

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

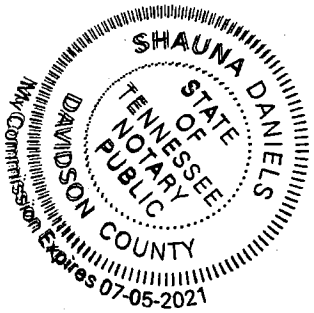
On this the 31st day of May, 2019, before me personally appeared Doris Freeman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert O. Burton and who acknowledged she executed the same as the free act and deed of the said Robert O. Burton.

Witness my hand and official seal, this the 31st day of May, 2019.

Notary Public

My Commission Expires: 7/5/21

(SEAL)



True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY