THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Allison M. Burg
7518 Lords Chapel Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Bank of America, N.A.
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

Karen Johnson Davidson County
Batch# 244557 DEEDWARR
06/17/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190617-0058206

WARRANTY DEED

(Map/Parcel: 173-09-0A-170.00-C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **AUSTIN JETT AND TAYLOR JETT, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ALLISON M. BURG, an unmarried woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being lot No. 118 on the Plan of Section Three, Lenox Village of record in Plat at Instrument No. 20030808-0113189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Austin Jett, unmarried by Warranty Deed dated April 25, 2016 from David Herrick, an unmarried person, recorded May 2, 2016, in Instrument Number 20160502-0042508, in the Register's Office of Davidson County, Tennessee.
>
> Taylor Jett, spouse of Austin Jett, joins in this conveyance with all marital right, title, and interest in the subject property.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 7518 Lords Chapel Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 14th day of June, 2019.

AUSTIN JETT

TAYLOR JETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Jett and Taylor Jett, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2019.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of June, 2019.

Notary Public

My commission Expires: May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

File No. GTS1-2019-322

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

