THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190520807** Karen Johnson Davidson County Batch# 247833 DEEDWARR 06/25/2019 08:23:30 AM 3 pgs Fees: $18.00 Taxes: $1,942.50 20190625-0061037	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2019. Notary Public My Commission Expires: 11/8/22 MELISSA R. SHA... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Brian C. Burns and Julie Burns 2822 Lumar Lane Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 085-09-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margery P. Amonette, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Burns and Brian Burns, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Knob Section, Lincoya Hills of record in Plat Book 2331, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 93 fronts 140 feet on the Northerly margin of Lumar Lane, thence back 190 feet on the Westerly margin and 276.5 feet on the Easterly margin to a dead line in the rear which measures 168.2 feet; said line being a broken line.

Being the same property conveyed to William J. Amonette and Margery P. Amonette by Warranty deed from Rodes Ennis and Margaret C. Ennis of record in Book 4600, page 918, Register's Office for Davidson County, Tennessee, dated May 11, 1972 and recorded on May 12, 1972.

The said William J. Amonette having since died on November 2, 2018 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 6, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2333, Page 87, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2822 Lumar Lane Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of June, 2019.

Margery P. Amonette

Margery P. Amonette

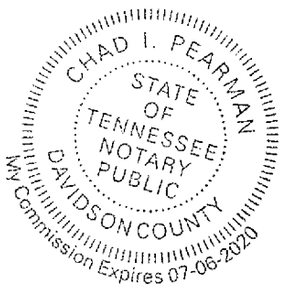
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margery P. Amonette, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2019.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).