Karen Johnson Davidson County
Batch# 257875 DEEDWARR
07/17/2019 09:15:28 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190717-0069760

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Jason H. Burr
Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/26/2022 (AFFIX SEAL)

ELIZABETH PLUVIOSE
Notary Public. State of Florida
Commission# GG 252512
My comm. expires Aug. 26. 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Abraham Walker and Anna Marie Walker, husband and wife	new owner (NAME)	
4917 Kilimanjaro Drive (ADDRESS)	(ADDRESS)	065-13-0-089.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason Burr,and wife Suzanne Burr, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin Abraham Walker and Anna Marie Walker, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 478 ON THE PLAN OF SECTION FIVE, SHERWOOD FOREST OF RECORD IN PLAT BOOK 4660, PAGE 190, 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 JASON H. BURR, AN UNMARRIED MAN BY WARRANTY DEED FROM ANNE WIRTHLIN, AND HUSBAND STEVEN WIRTHLIN OF RECORD IN INSTRUMENT NO. 20141110-0103622 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUZANNE BURR JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR TE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4917 Kilimanjaro Drive, Old Hickory, TN 37138
(House Number) (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 15th day of July, 2019.

Jason H Burr
Jason Burr

WARRANTY DEED
(Continued)

Suzanne Burr
Suzanne Burr

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Burr,and wife Suzanne Burr, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2019.

Notary Public

My Commission Expires: 08/26/2022

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

NOTARY PUBLIC
ELIZABETH PLUVIOSE
Notary Public. State of Florida
Commission# GG 252512
My comm. expires Aug. 26. 2022