


STATE OF TENNESSEE )
COUNTY OF Davidson )
The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of July, 2019.

Notary Public
My Commission Expires: 2/27/2021

Karen Johnson Davidson County
Batch# 261049 DEEDWARR
07/23/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190723-0072320

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| William Joseph Burchfield II<br>Beverly Anne Burchfield | 2007 Rose Cliff Drive | Owner | |
| 2007 Rose Cliff Drive | | | 072-16-0-278.00 |
| Nashville, TN 37206 | Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Allison M. Roberts, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **William Joseph Burchfield II and Beverly Anne Burchfield, as Husband and Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, 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. 124 fronts 65 feet on the North side of Rosecliff Drive and runs back between lines, 202.7 feet on the East line and 190.7 feet on the West line to a dead line on which it measures 80 feet.**

**Being the same property conveyed to Allison M. Roberts, unmarried by Warranty deed from Michael T. Tharrett Jr. and wife, Jeanne E. Tharrett of record in Instrument No. 20170131-0009982 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 31, 2017. (Value of consideration shown in aforementioned deed $329,900.00.) Being also known as 2007 Rose Cliff Drive Nashville, Tennessee 37206.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**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 1835, Page 26, Register's Office for Davidson County, Tennessee.**
**Restrictions of record in Book 1907, Page 593, 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.**

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 22nd day of July, 2019.

Allison M. Roberts

Phillip Robert Peck joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

**STATE OF TENNESSEE** )
**COUNTY OF Davidson** )

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Allison M. Roberts and Phillip Robert Peck,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 22nd day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20



## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

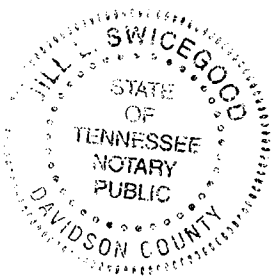
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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