THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34889-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Laura Dale 240 Burlington Place Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117 09 0 C 040 00CO

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, **Joseph Lawrence Harrington and Lisa L. Quigley,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura Dale**, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 240 Burlington Place, Nashville, TN 37215.

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

And Grantors covenant that they 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 set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 264995 **DEEDWARR**
08/01/2019 08:35:04 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20190801-0075769

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of July, 2019.

Joseph Lawrence Harrington

Lisa L. Quigley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Lawrence Harrington and Lisa L. Quigley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2019.

Notary Public

My Commission Expires:

10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Burlington as of record in Plat Book 5200, pages 403-406, amended in Book 6985, page 742, and in Book 8498, page 533, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Lawrence Harrington and Lisa L. Quigley, husband and wife, by deed dated May 29, 2013 from Brookfield Relocation, Inc., a Colorado Corporation of record in Instrument No. 20130613-0060710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117 09 0 C 040 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Burlington, a Planned Unit Development, of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, pages 403-406, amended in Book 6985, page 742, and in Book 8498, page 533, Register's Office for Davidson County, Tennessee.
6. Easement for sewer purposes of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.