Karen Johnson Davidson County
Batch# 265473 DEEDWARR
08/02/2019 09:18:15 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190802-0076437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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
Ashley Boykin	Ashley Boykin (NAME)	
5007 Manuel Drive (ADDRESS)	5007 Manuel Drive (ADDRESS)	022-00-0-018.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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 Norman P. Burke and Debra K. Burke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Boykin, 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. 1, AS SHOWN ON THE MAP ENTITLED RESUBDIVISION OF LOT NO. 2, JOELTON VILLAGE, SECTION TWO, OF RECORD AS INSTRUMENT NO. 20010109-0002735, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NORMAN P. BURKE AND DEBRA K. BURKE BY WARRANTY DEED FROM ROBERT F. FLETCHER, JR. AND WIFE, BETTY A. FLETCHER OF RECORD IN INSTRUMENT NO. 20140416-0031622 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE 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 7159 Whites Creek Pike, Joelton, TN 37080
(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 1st day of August, 2019.

Norman P. Burke

Debra K. Burke

STATE OF Tennessee

COUNTY OF Davidson

WARRANTY DEED
(Continued)

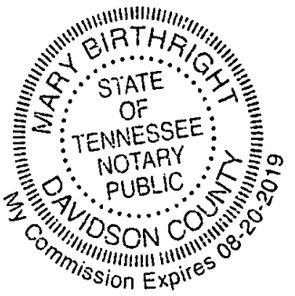
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman P. Burke and Debra K. Burke, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2019.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)



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