THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 270805 DEEDWARR
08/13/2019 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190813-0080634

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy P. Burch, Jr. Clara W. Burch 5900 Robert E. Lee Drive Nashville, TN 37215	Same	145-09-0-068.00

KNOW ALL MEN BY THESE PRESENTS that I, CLARA W. BURCH, hereinafter "Grantor", for the purpose of creating a tenancy by the entirety, hereby transfer and convey unto ROY P. BURCH, JR. and wife, CLARA W. BURCH, hereinafter "Grantees", their heirs, personal representatives, successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 151 on the Plan of Tyne Valley Estates, Section IX of record in Book 3700, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Clara W. Burch by deed of record in Book 11073, page 701, Register's Office of Davidson County, Tennessee.

This is improved property known as 5900 Robert E. Lee Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns forever. Grantor covenants that she 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 the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 1st day of August, 2019.

GRANTOR:

Clara W. Burch

CLARA W. BURCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CLARA W. BURCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

J-N-R

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(A). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

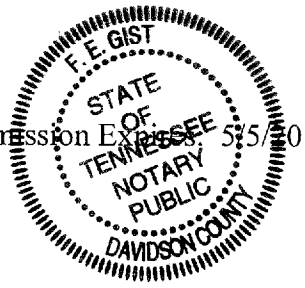
I, Jonathan R. Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: 5/5/10