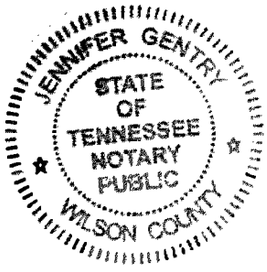
Karen Johnson Davidson County
Batch# 271456 DEEDWARR
08/14/2019 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,071.15
20190814-0081260

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Wilson The actual consideration or value, whichever is greater, for this transfer is $289,500.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2019. Notary Public My commission expires: 6/9/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jack Burton	**Jack Burton**	**074-12-0-166.00**
5019 Bonnavista Dr.	**5019 Bonnavista Dr.**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Junia Eleanor Lowe Moredock n/k/a Junia Eleanor Lowe, unmarried,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jack Burton

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 494 on the Plan of Section Five of Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, 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. 494 fronts 70 feet on the Southerly side of Bonnavista Drive and extends back 159 feet on the Easterly line and 157.5 feet on the Westerly line to a dead line, which is a broken line, measuring 109.59 feet thereon.

Being the same property conveyed to W.A. Lowe and wife, Verna M. Lowe by Warranty deed from Sandra D. Fraser of record in Book 4608, page 635, Register's Office for Davidson County, Tennessee, dated June 05, 1972 and recorded on June 09, 1972.

Being the same property conveyed to Junia Eleanor Lowe Moredock by deed from W.A. Lowe and wife, Verna M. Lowe of record in Book 5308, page 405, Register's Office for Davidson County, Tennessee, dated June 27, 1978 and recorded on July 07, 1978.

This is improved property known as **5019 Bonnavista Dr., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of August, 2019.

Junia Eleanor Lowe

Junia Eleanor Lowe Moredock n/k/a Junia Eleanor Lowe

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Junia Eleanor Lowe Moredock n/k/a Junia Eleanor Lowe, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of August, 2019.

Danielle Marie Crane

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 19-000321-527

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)