Karen Johnson Davidson County
Batch# 274163 DEEDWARR
08/20/2019 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190820-0083537

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912198

WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

NOTARY PUBLIC

My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Forney and Rhonda Forney 2057 Hickory Brook Drive Hermitage, TN 37076	Same address as new owner	097-02-0-A-390.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTHONY LEE BURDEN AND WIFE, SUSAN BURDEN F/K/A SUSAN VANSTONE WALKER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN FORNEY AND RHONDA FORNEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 390 on the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument Number 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Anthony Lee Burden, unmarried and Susan Vanstone Walker, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 11/15/13 and recorded 11/19/13 in Instrument Number 20131119-0118984, Register's Office for Davidson County, Tennessee. Susan Vanstone Walker is now married to Anthony Lee Burden and known as Susan Burden.

The address of the herein described property is believed to be 2057 Hickory Brook Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of August, 2019.

ANTHONY LEE BURDEN

Susan Burden F/K/A Susan Vanstone Walker

SUSAN BURDEN F/K/A SUSAN VANSTONE WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Anthony Lee Burden and Susan Burden F/K/A Susan Vanstone Walker, 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 seal, this the 19th day of August, 2019.

Notary Public
My commission expires: 5-23-23

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

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