CloseTrak
Closing & Title Services

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of August, 2019 by and between

Thomas R. Campbell, an unmarried man, hereinafter called Grantor, and

Burkett Homes, Inc., a Tennessee Corporation hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 161, Page 8; Plat Book 57, page 150; except for 2019 Davidson County Taxes which Grantee hereby agrees to assume and pay; all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropiate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Thomas R. Campbell

Karen Johnson Davidson County
Batch# 276238 DEEDWARR
08/26/2019 09:28:55 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20190826-0085336

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas R. Campbell** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 19 day of August, 2019.

My commission expires: My Commission Expires September 7, 2020

Notary Public

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of August, 2019.

My Commission Expires: 10-4-2021

Notary Public

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

Owner's Mailing Address:
Burkett Homes, Inc.
Post Office Box 2282
Hendersonville, Tennessee 37075

Property Address:
2002 Long Avenue
Nashville, TN 37206

Person responsible for the payment of taxes:
Burkett Homes, Inc.
Post Office Box 2282
Hendersonville, Tennessee 37075

File Number: RF-19-12165

Prepared By and Return To:
CloseTrak, LLC
3159 Highway 64, Suite 300
Eads, TN 38028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Northern 150 Feet of lot No. 16 United Electric Railway Addition in the Eighteenth Civil District of Davidson County, a plan of which is of record in Plat Book 161, Page 8, Register's Office of Davidson County, Tennessee, said part of Lot No. 16 fronts 50 feet on the South side of Long Avenue and runs back between parallel lines 150 feeet to a line.

Being the same property conveyed to Grantor(s) herein by Warranty Deed of record at Instrument Number 20001214-0123232 in said Register's Office.

Tax Parcel Number: 094-020-209.00