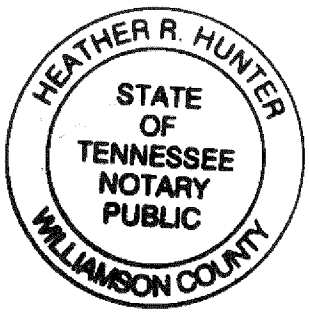


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $402,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2019.

Notary Public

My commission expires: July 24, 2022

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristen Joyce Beal	Kristen Joyce Beal	180-04-0A-138.00-CO
7640 Kemberton Dr. East	7640 Kemberton Dr E	
Nolensville, TN 37135	Nolensville, TN 37135	

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, We,

Matthew Burns and Stephanie B. Burns, husband and wife

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

Kristen Joyce Beal, single woman

(hereinafter called the "Grantee"), her 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. 272 on the Plan of Final Plat Burkitt Place, Phase 2G Subdivision of record in Instrument Number 20070514-0057216 and Instrument Number 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Burns and Stephanie B. Burns, husband and wife by Warranty deed from Dustin P. Keller and Jill M. Hudson, a married couple of

Karen Johnson Davidson County
Batch# 277831 DEEDWARR
08/30/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20190830-0087536

record in Instrument No. 20120928-0088536 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on September 28, 2012.

This is improved property known as **7640 Kemberton Dr. East, Nolensville, TN 37135.**

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are 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 themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 29th day of August, 2019.

Matthew Burns

Stephanie B. Burns

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, Matthew Burns and Stephanie B. Burns, 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 29th day of August, 2019.

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 19-000285-527

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, HeatherRHunter, a notary public for this county and state, Quin Segall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 24, 2022

Notary's Seal (If on Paper)