Karen Johnson Davidson County
Batch# 277997 DEEDWARR
08/30/2019 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20190830-0087811

#34933

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00 Marcia Sutton Affiant Subscribed and sworn to before me, this 26th day of August, 2019. Brittany Sensabaugh Notary Public My Commission Expires: 05-09-23

WARRANTY DEED

Address New Owner: Marilyn Jane Burkhart, Trustee 4200 West End Ave, Apt 308 Nashville, TN 37205	Send Tax Bills to: New Owner 4200 West end ave, Apt 308 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 103-12-0A-020.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN T. SHEA AND PATRICIA G. SHEA, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MARILYN JANE BURKHART, Trustee of the Marilyn Jane Burkhart Revocable Trust u/a dated October 13, 2011 as amended on May 7, 2012, January 20, 2014, May 18, 2015 and February 10, 2017.** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 308 on the Plan of Harding House, of record in Plat Book 4675, page 60, revised in Plat Book 4860, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Harding House, a Condominium, a horizontal property regime established by Master Deed, Charter and By Laws of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, page 767, said Register's Office.

Being the same property conveyed to JOHN T. SHEA AND PATRICIA G. SHEA, HUSBAND AND WIFE, by deed from DOYLE H. BROWN, UNMARRIED, of record as Instrument No. 20130604-0056320, dated May 29, 2013, said Register's Office.

This is improved property commonly known as: **4200 West End Ave, Apt 308, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of August, 2019.

John T. Shea, By: Bradley T. Bald, Attorney in Fact
JOHN T. SHEA,
By: Bradley T. Bald, Attorney-in-fact

Patricia G. Shea, By: Bradley T. Bald, Attorney in fact
PATRICIA G. SHEA
By: Bradley T. Bald, Attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State BRADLEY T. BALD the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of JOHN T. SHEA, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2019.

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Mariah Sutton
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State BRADLEY T. BALD the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of PATRICIA G. SHEA, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2019.

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Mariah Sutton
Notary Public
My commission expires: _____

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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 Seal:

