| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190822392**<br><br>Karen Johnson Davidson County<br>Batch# 300140 DEEDWARR<br>10/14/2019 08:42:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,628.00<br>20191014-0104780 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of October, 2019.<br><br>Notary Public<br>My Commission Expires: |

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Teresa A. Burkes<br>4408 Birdseye Court<br>Hermitage TN 37076 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>085-04-0A-009.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam C. Sonn and Ashley M. Sonn, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Teresa A. Burkes and Casey O. Burkes, wife and husband,** ("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 Lot(s) 9, as shown on the map entitled The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1a, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM C. SONN and ASHLEY M. SONN, HUSBAND AND WIFE, by deed from PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100204-0008879, dated January 29, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 085-04-0A-009.00 CO.

Matters shown on the Plan of record in Instrument No. 20091005-0092019, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090310-0021482, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20090407-0031921 and Instrument No. 20090515-0044929, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806, said Register's Office.

Waterline Easements of record in Book 4212, pge 147 and in Instrument No. 20060801-0093487, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, said Register's Office.

This is improved property located at 4408 Birdseye Court Hermitage TN 37076

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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**, Grantor has executed this instrument on this 11th day of October, 2019.

Adam C. Sonn

Ashley M. Sonn

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam C. Sonn and Ashley M. Sonn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

**True Copy Certification**

I, Matthew Phelan, 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

