WARRANTY DEED

Karen Johnson Davidson County
Batch# 336716 DEEDWARR
12/31/2019 09:44:41 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20191231-0134864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6598B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Edward Jensen, Jr and Tracy Steel Jensen	CapStar Bank	130-01-0-112.00
110 Heady Dr	2002 Richard Jones Road Suite 300A	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM L. BURNS, IV AND KAITLIN KYLE BURNS, TRUSTEES OF THE BURNS TRUST DATED SEPTEMBER 07, 2016

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS EDWARD JENSEN, JR AND TRACY STEEL JENSEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25, Block "J" on the Second Revised Plan of Highlands of Bellemeade No. 2, as shown on Plat of record in Plat Book 1130, pages 71 and 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Heady Holdings, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Williams L. Burns, IV of record in Instrument No. 20141217-0115329 Register's Office for Davidson County, Tennessee, dated December 14, 2014 and recorded on December 17, 2014.

Being the same property conveyed to William L. Burns, IV and Kaitlin Kyle Burns, Trustees of the Burns Trust dated September 07, 2016 by Warranty deed from Heady Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180212-0013703 Register's Office for Davidson County, Tennessee, dated December 04, 2017 and recorded on February 12, 2018.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 110 Heady Dr, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand on the 30th day of December, 2019.

The Burns Trust dated September 07, 2016

BY: _____
William L. Burns, IV, Trustee

BY: _____
Kaitlin Kyle Burns, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named WILLIAM L. BURNS, IV AND KAITLIN KYLE BURNS, Trustees of the Burns Trust, dated September 07, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2019.

_____
Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-6598B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027