(1)

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

19-1502KH

Karen Johnson Davidson County
Batch# 343067 DEEDWARR
01/14/2020 03:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200114-0005136

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jasmine Brown and Mason W. Underwood | Veterans United Home Loans | 094 08 0 053.00 |
| (NAME) | (NAME) | |
| 248 Clovernook Dr. | 3212 A. Lemone Industrial Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Columbia MO, 65201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jimmy R. Burrow, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jasmine Brown and Mason W. Underwood, as Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 70 on the plan of Clover Nook, as of record in Book 2900, Page 52 (erroneously referred to as Book 2300, Page 52 in prior deed), Register's Office for said County, to which plan reference is here made for a complete description of said lot.

Being the same property conveyed to Jimmy R. Burrow by Warranty Deed from Deborah E. Gray and Thomas A. Tarver dated January 6, 2009 and recorded January 13, 2009 as Instrument No. 20090113-0003309, in said Register's Office for Davidson County, Tennessee.

***The subject real property is not, nor has it ever been, the marital residence of grantor and his spouse.***

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 248 Clovernook Dr., Nashville, TN 37210

File Number: FND-1912423SSO

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hands this 14 day of January, 2020

Jimmy R. Burrow

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jimmy R. Burrow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2020.

Notary Public

My Commission Expires: 10/07/2023

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

**Certificate of Authenticity**

**I, Jim R. Vanderpool, do hereby make an 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 with the law.**

**Jim R. Vanderpool**

**State of Tennessee**
**County of Williamson**

**Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

**Notary**

**My commission expires:** 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-1912423SSO