WARRANTY DEED

Karen Johnson Davidson County
Batch# 349122 **DEEDWARR**
01/27/2020 02:27:05 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00

2019-1665

20200127-0009673

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of January, 2020.

(Affix Seal) Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Blair Hollis and Christina Anderson Hollis 149 Brighton Close Nashville, TN 37205	NEW OWNER	104130F14900CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Andy Maloney, Trustee of The Burkhart Real Estate Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Blair Hollis and Christina Anderson Hollis, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING UNIT 149 ON THE PLAN OF BRIGHTON CLOSE, PHASE II, UNIT NOS. 147, 148, 149 AND 150, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGE 180, AMENDING BOOK 7900, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Andy Maloney, Trustee for the Burkhart Real Estate Trust by Quit Claim Deed from Lee Anne Burkhart Cmelak of record under Instrument No. 20150721-0071056, Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 21, 2015.

( ) **unimproved**
This is (X) improved property know as 149 Brighton Close, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 24th day of January, 2020

Andy Maloney, Trustee of The Burkhart Real Estate Trust

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Andy Maloney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee (or other officer authorized to execute the instrument) of The Burkhart Real Estate Trust, the within named bargainor, and that such Trustee or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the The Burkhart Real Estate Trust, as Trustee.

Witness my hand and seal this 24th day of January, 2020.

NOTARY SIGNATURE
Notary Expires 6e-24-2023

April G. Nichols
State of Tennessee
Notary Public
Williamson County