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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 355718 DEEDWARR
02/10/2020 10:50:11 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20200210-0014999

WARRANTY DEED

Address New Owner(s):
Virginia M. Semon-Burley
3674 Tampa Drive
Nashville, TN 37211

Send Tax Bills to:
New Owners

Map/Parcel: 14801015000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David Ernest Bilbrey, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Virginia M. Semon-Burley, a married woman,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 323, HILLBROOK, SECTION 5, as shown in Plat Book 3700, page 73 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to David Ernest Bilbrey, an unmarried man, by Warranty Deed from Thomas S. McAnally and wife, Charlotte L. McAnally, dated May 24, 2006, and filed at Instrument No. 20060526-0062399, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown on the recorded plat, and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 3674 Tampa Drive, Nashville, TN 37211

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 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 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/our hand(s) as on the date shown on the Notary forms.

David Ernest Bilbrey

David Ernest Bilbrey

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Ernest Bilbrey,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 282,000.00

David Ernest Bilbrey

Affiant

Subscribed and sworn to before me this 5th day of February, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022