WARRANTY DEED

Karen Johnson Davidson County
Batch# 371302 DEEDWARR
03/12/2020 09:26:48 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200312-0027672

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Halford and Kelsey W. Halford	New Owner	102-15-0-087.00
(NAME)	(NAME)	
717 Starlit Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen Speyer, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephen Halford and Kelsey W. Halford husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot 267 on the Plan of Brook Meade, Section VII, of record in Plan Book 2331, page 5, Register's Office for said County.

Said Lot No. 267 fronts 119 feet on the southwesterly side of Starlit Road and extends back 396.7 feet on the southeasterly line and 386.9 feet on the northwesterly line to a dead line measuring 119.4 feet thereon.

Being the same property conveyed to Levi Jones and wife, Sheila Fields Jones, by Warranty Deed from Max Greenberg and wife, Sarah Greenberg, dated October 11, 1976, of record in Book 5077, page 191, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Levi Jones by Quitclaim Deed from Sheila Field Jones and Levi Jones, and Carol L. McCoy, dated December 16, 1981, of record in Book 5832, page 277, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mary H. Burton and husband, C. Wes Burton Sr. by Quitclaim Deed from Levi Jones, recorded May 9, 2002, of record in Instrument No. 20020509-0057064, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to C. Wes Burton, Sr. and wife, Mary H. Burton, as tenants by the entirety, and C. Wes Burton, Jr., all as joint tenants with right of survivorship, by Quitclaim Deed from Mary H. Burton and husband, C. Wes Burton, Sr. and Wesley D. Turner, Trustee, dated July 27, 2005, of record in Instrument No. 20050727-0087657, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to C. Wes Burton, Jr. by Quitclaim Deed from C. Wes Burton, Sr. and wife, Mary H. Burton, dated July 29, 2005, of record in Instrument No. 20050801-0089481, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Karen Speyer, married, by Warranty Deed from C. Wes Burton, Jr., married, dated February 28, 2019, of record in Instrument No. 20190304-0019174, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 717 Starlit Rd., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 5; restrictions of record in Book 2333, page 629; easement for sewer/ storm drainage of record in Book 5158, page 430; all of record in the Register's Office for Davidson County, Tennessee.

This has never been Grantor, or her spouse's primary residence.

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 my hand this 6th day of March, 2020.

Karen Speyer

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen Speyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of Franklin, State of Tennessee, this 6th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 30978

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021