WARRANTY DEED

Karen Johnson Davidson County
Batch# 377367 DEEDWARR
03/25/2020 10:56:20 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20200325-0032344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber M. Edwards aka Amber Melvin Edwards and Andrew Edwards	NEW OWNER	
(NAME)	(NAME)	
2807 B White Oak Drive		117 03 0X 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **JARED S. BURLISON AND NANCY E. BURLISON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER M. EDWARDS AKA AMBER MELVIN EDWARDS AND SPOUSE, ANDREW EDWARDS,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of White Oak Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing White Oak Commons, a Horizontal Property Regime, of record in Instrument Number 20161018-0110001, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jared S. Burlison and Nancy E. Burlison, husband and wife, by Warranty Deed from Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171229-0132246, in the Register's Office of Davidson County, Tennessee, dated December 28, 2017 and recorded on December 29, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2807 B White Oak Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of March, 2020

JARED S. BURLISON

NANCY E. BURLISON

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared S. Burlison and Nancy E. Burlison, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2020.

Commission expires: 5-23-2021

C. Richardson
Notary Public

COURTNEY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES MAY 23, 2021