WARRANTY DEED

Karen Johnson Davidson County
Batch# 396332 DEEDWARR
05/06/2020 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20200506-0047234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Turner	Ameris Bank	172120B13100CO
(NAME)	(NAME)	
2749 Call Hill Road	1800 Parkway Place	
(ADDRESS)	(ADDRESS) Ste. 820	
Nashville, TN 37211	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Alice E. Burkhart, Trustee of The Alice Edith Burkhart Revocable Trust, dated January 5, 2004, as amended and restated on November 29, 2016**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rebecca Turner and Mitchell Turner, wife and husband**, hereinafter called the GRANTEE(S), their 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 No. 454, on the Plan of Bradford Hills Section Seven, P.U.D., of record in Plat Book 7900, Page 6 and in Plat Book 7900, Page 337 and 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Alice Edith Burkhart, a married woman by Warranty Deed from Brian D. Nelson and wife, Michele Rae Nelson, dated 9/14/2007, of record in Instrument 200709260114635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice E. Burkhart, Trustee of the Alice Edith Burkhart Revocable Trust dated 1/5/2004, as amended and restated on 11/29/2016 by Quit Claim Deed from Alice Edith Burkhart dated 11/29/2016, and recorded in Instrument No. 20161202-0126992 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 6, Page 337 and 338; (2) Covenants, conditions, easements and restrictions recorded in Book 8069, Page 170,Book 8522, Page 853; (3) Charter recorded 03/23/1990 of record in Book 8071, Page 520; (4) By Laws of record in Book 8071, Page 531; (5) Easement including terms and conditions thereof as recorded in Book 8377, Page 769 and Book 8377, Page 808; (6) Quit Claim to HOA for common area of record in Book 9799, Page 672 Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2749 Call Hill Road, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of April, 2020.

Alice E. Burkhart, Trustee of The Alice Edith Burkhart Revocable Trust, dated January 5, 2004, as amended and restated on November 29, 2016

By: Alice E. Burkhart

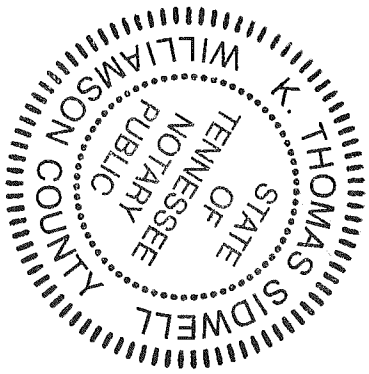
Alice E. Burkhart, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice E. Burkhart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of The Alice Edith Burkhart Revocable Trust, dated January 5, 2004, as amended and restated on November 29, 2016, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2020.

Notary Public:
My Commission Expires: 11/14/21



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, Yvette Meldrum, do hereby make 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 to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021