This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028

Karen Johnson Davidson County
Batch# 403835 DEEDWARR
05/20/2020 01:12:25 PM 2 pgs
Fees: $13.00 Taxes: $1,829.65

20200520-0052475

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 15th day of May, **2020,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and Thomas Pace Ferraguto and Rachel Elizabeth Lanchak * , party of the second part. *husband and wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

> Land in Davidson County, Land in Davidson County, Tennessee, being Unit No. "B" on the plan of Homes at 1207 Stainback, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1207 Stainback, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190821-0084089, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and its subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now of hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments, and other undertakings contained in the Master Deed of record at Instrument Number 20180425-0039117 as amended at Instrument Number 20190417-0035249, in the Register's Office of Davidson County, Tennessee.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20190718-0070205, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> 2020 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 57, Page 152 and Instrument Number 20190821-0089089; Declaration of Covenants, Conditions and Restrictions at Instrument Number 20190821-0084089; Restrictive Covenants for Detached Structure at Instrument Number 20200415-0039625; Agreement for Dedication of Public right of way at Instrument Number 20190903-0088286;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 6th day of May, 2020.



_____
Notary Public
My commission expires: 10-4-2021

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $494,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 15th day of May.

_____
Notary Public

My commission expires:



Owner and Property Address:

1207 Unit B Stainback Avenue
Nashville, Tennessee 37207

Mail Tax Bills to:

New Owner

Tax ID Number: 071150N00200CO

Return To: