STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: 01.08.2024
File No. G20-8731

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 408590 DEEDWARR
06/01/2020 01:40:38 PM 2 pgs
Fees: $13.00 Taxes: $1,271.14
20200601-0056124

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Natalia Dew Johnson and Nicholas Louis Johnson<br>(NAME) | New Owner<br>(NAME) | 141-05-0A-651.00-C |
| 522 Avondale Park Blvd<br>(STREET ADDRESS) | ,<br>(STREET ADDRESS) | |
| Nashville, TN 37221<br>(CITY) (STATE) (ZIP) | ,<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Ellis Justin Burgess and Keri Sue Burgess, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalia Dew Johnson and Nicholas Louis Johnson, wife and husband**, 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 No. 651 on the Plan of Avondale, Park, Phase 3, Section 1, as of record in Instrument 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellis Justin Burgess and Keri Sue Burgess, husband and wife by Quitclaim Deed dated December 18, 2019, recorded December 23, 2019, in Instrument Number 20191223-0132189, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20150528-0049166, dated May 28, 2015, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20140728-0066971, Register's Office for Davidson County, Tennessee.
2. Exceptions/Encumbrances as set out in current deed of record in Instrument 20150528-0049116, Register's Office for said County.
3. Amended Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 201903130023161, Register's Office for said County.
4. Common Area conveyed to Homeowners Association of record in Instrument 201701300009317, 201906180058613 and

201906180058614, Register's Office for said County.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 522 Avondale Park Boulevard, Nashville, TN 37221.

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. Whenever 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) this 29th day of May, 2020.

Ellis Justin Burgess

Keri Sue Burgess

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared Ellis Justin Burgess and Keri Sue Burgess, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2020.

TODD D. SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**