WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 ~~Charlotte Avenue, #105~~
Nashville, TN. 37203
File No. 1-20-7380

WARRANTY DEED

Karen Johnson Davidson County
Batch# 417996 DEEDWARR
06/18/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20200618-0063750

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

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
Jonathan Burchfield	Fairway Mortgage	12810022000
(NAME)	(NAME)	
7800 Sawyer Brown Road	6105 S. Main St.,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Aurora, CO 80016	
(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, Lea V. Latendresse, an unmarried woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Jonathan Burchfield, a single man, hereinafter called the GRANTEE(S), and/or his 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. 6A, on the plan of ZONE LOT DIVISION LOTS 2-10 FINAL PLAT SECTION TWO CLUNAN HEIGHTS, as shown on plat of record in Book 6250, Page 362, amending plan of FINAL PLAT SECTION TWO CLUNAN HEIGHTS, as shown on plat of record in Book 6250, Page 27, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lea V. Latendresse, an unmarried woman by Warranty Deed dated 09/05/2013 from Mikel J. Wilson and wife, Sharon L. Wilson, of record in Instrument 20130919-0098779, 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 ☒ 7800 Sawyer Brown Road, Nashville, TN 37221
(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 11th day of June, 2020 .

Lea V. Latendresse

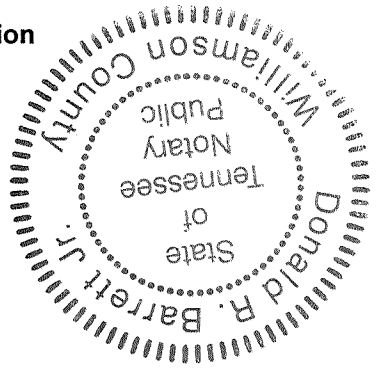
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lea V. Latendresse, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of June, 2020.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM