This instrument prepared by:
Momentum Title, LLC
2500 21st Ave South, Suite 102
Nashville, TN 37212
File Number: 4-20-7545

Karen Johnson Davidson County
Batch# 425549 DEEDWARR
06/24/2020 02:59:17 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30
20200624-0068360

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2020.

Notary Public
My Commission Expires: 5/3/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Burgess and Sharon Burgess 1106 Birdsall Street Old Hickory, TN 37138	New Owner	044-15-0-390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cody W. Harter, a single man and Lauren L. Shaw, a single woman, as tenants in common with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Burgess and Sharon Burgess, husband and wife**, hereinafter called the Grantee(s), his/her/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. 57 on the plan of Section "B", Village of Old Hickory, according to survey and plat of same appearing of record in Plat Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cody W. Harter, a single man and Lauren L. Shaw, a single woman, as tenants in common with right of survivorship by Quitclaim Deed (straw man) from Jane Grazer, Trustee, dated November 14, 2014, recorded December 3, 2014, of record in Instrument No. 20141203-0110733, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1106 Birdsall Street, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2020.

GRANTOR:

Cody W. Harter

Lauren L. Shaw

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody W. Harter and Lauren L. Shaw, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of June, 2020.

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

Notary Public
My Commission expires: 5-2-22