THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527030

Karen Johnson Davidson County
Batch# 427140 **DEEDWARR**
06/26/2020 12:43:38 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200626-0069449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$399,900.00~~ 375,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Ryan Anderson	New Owner	Tax Parcel ID No.
1114 Stratton Avenue		03900033000
Nashville, TN 37206		03900032900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Burkett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Ryan Anderson and Amy P. Anderson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901 0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:
Beginning at an set iron pin in the northerly margin of Stenberg Road, said pin being located N 76°45'57" E, 162.48' from the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with the line of tract two on the same survey for the next two calls; N 18°50'30" W, 342.04' to a set iron pin; Thence N 53°11'03' W, passing the northeast corner of tract two at 735.01' a total of 804.68' to a set iron pin; Thence with a new line N 46°47'09" E, 202.57' to a set iron pin just southwest of a farm road; Thence along the southwesterly edge of said farm road for the next six calls: S 56°09'30" E, 75.99' to a set iron pin; Thence S 59°08'53" E, 90.42' to a set iron pin; Thence S 69°13'19" E, 196.53' to a set iron pin; Thence S 46°20'59"E, 104.81' to a set iron pin; Thence S 10°02'24" E, 115.57' to set iron pin; Thence S 21°32'20" E, 61.38' to a set iron pin; Thence S 50°52'02" E, 112.60' crossing said farm road to a 4" tree in a fence just east of a cemetery ; Thence with said fence for the next four calls: S 00°54'07" E, 20.25' to a 6" tree; Thence S 36°35'56" E, 43.41' to a 18" walnut tree; Thence S 37°25'40" E, 39.11' to a 12" maple tree; Thence S 49°10'38" E, 98.74' to an existing power pole; Thence S 27°36'09" E, 264.07' to a set iron pin in the margin of said Stenberg Road; Thence with said margin and a curve to the left (I= 28°48'49", R= 384.60' & CB= S 62°54'07" W, 191.38'), L= 193.41' to the point of beginning containing 5.019 acres.
The above described tract is subject to a 15' Ingress & Egress Easement in favor of Map 39, Parcel 322.00 T.A.O.D.C.T.; described as follows:
Beginning at a point N 27°36'09" W, 231.10' from the southeast corner of the above described tract; Thence with said easement for the next twenty- three calls:
N 57°44'06" W, 82.48'; N 69°09'35" W, 23.48'; S 84°10'03" W, 42.18'; N 71°02'32" W, 21.20'; N 35°08'23" W, 14.91'; S 75°06'55" W, 44.92'; N 53°11'03" W, 19.11'; N 75°06'55" E, 53.76'; N 26°11'47" W, 38.12'; N 16°18'58" W, 50.22'; N 12°14'54" W, 49.24'; N 22°15'45" W, 41.84'; S 50°52'02" E, 31.44'; S 22°15'45" E, 15.24'; S 12°14'54" E, 50.34'; S 16°18'58" E, 48.39'; S 26°11'47" E, 46.66'; S 35°08'23" E, 14.04'; S 71°02'32" E, 11.91'; N 84°10'03" E, 42.44'; S 69°09'35"E, 28.54'; S 57°44'06" E, 58.14'; S 27°36'09"E, 29.88' to the point of beginning.

TRACT 2:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901-0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:
Beginning at an existing iron pin in the northerly margin of Stenberg Road, said pin being the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Carney for the next six calls; N 14°18'59"

W, 367.90' to an existing iron pin; Thence S 75°05'58" W, 109.72' to an existing iron pin; Thence N 89°19'15" W, 175.33' to an existing iron pin; Thence N 71°35'50" W, 179.79' to an existing iron pin; Thence N 40°57'36" W, 103.55' to an existing iron pin; Thence N 07°13'38" W, 249.86' to an existing iron pin; Thence now leaving said Carney with a new line N 49°00'55" E, 134.46' to a set iron pin in the line of tract one on the same survey; Thence with said tract one for the next two calls: S 53°11'03" E, 735.01' to a set iron pin; Thence S 18°50'30" W, 342.04' to a set iron pin in the northerly margin of Stenberg Road; Thence leaving said tract one with said margin S 76°45'57" W, 162.48' to the point of beginning containing 5.027 acres.
The above described tract is subject to a 30' ingress & egress easement in favor of Map 39, Parcel 324.00 T.A.O.D.C.T., as shown on a survey by Tommy E. Walker R.L.S. TN LIC. No. 1465 dated 08/06/09.
The above Tracts 1 and 2 being a portion of the same property conveyed to TODD BURKETT, by deed from ROBERT KENDRICK, of record in Instrument No. 20121219-0116773 , dated December 14, 2012 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 039-00-0-322.00.

Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq .

No insurance is afforded as to the acreage or square footage contained in the insured property.

Application for Greenbelt Assessment of record in Instrument No. 20130227-0019582, said Register's Office.

Subject to any creek or branch running through or along the boundary line of subject property.
Easement Grant of record in Book 2901, page 31, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

Ingress/Egress Easement reserved in deed, of record in Instrument No. 20121219-0116773 , said Register's Office.

This is improved property located at 4398 Stenberg Road Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of June, 2020.

Todd Burkett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Burkett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

Notary Public

My Commission Expires: _____