WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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
Shane Shown		16107000700
(NAME)	(NAME)	
5121 Hilson Road	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we **Josh E. Burns, a single man and Edward R. Burns and Amanda Burns, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shane Shown and Stephanie Rose Howd, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 50, on the Plan of McMurray Woods, Section 2, of record in Book 3300, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Josh E. Burns, a single man, and Edward R. Burns and Amanda Burns, Husband and Wife by Warranty Deed from Julie A. Haberer and husband, Kraig S. Haberer, dated 05/02/2010, of record in Instrument 201005250040181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 3300, Page 17, in the 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 ☒ 5121 Hilson Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 751580
Warranty Deed TN

Karen Johnson Davidson County
Batch# 427149 DEEDWARR
06/26/2020 01:02:08 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20200626-0069467

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 15 day of June 2020.

Josh E. Burns

Edward R. Burns

Amanda Burns

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josh E. Burns, Edward R. Burns, and Amanda Burns, 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 15 day of June 2020.

Notary Public:
My Commission Expires: 8/17/2022

ANGELA HINES
Notary ID #11322678
My Commission Expires
August 17, 2022