This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $231,900.00.

Affiant

Subscribed and sworn before me this the ____ day of June, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 429348 DEEDWARR
07/01/2020 11:28:13 AM 2 pgs
Fees: $13.00 Taxes: $858.03

20200701-0071278

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexandria M. Sheucraft	SWBC Mortgage	141-06-0D 184.00
3229 Harpeth Springs Drive	9311 San Pedro Ave, Suite 100	
Nashville, TN 37221	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER ROXANE BURGESS,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDRIA M. SHEUCRAFT, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 184 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-001999, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather Roxane Burgess, an unmarried woman, by deed from Vlada V. Melekhin, a married woman joined by spouse, Adam Faragalli, dated 03/02/2018, of record in Instrument No. 20180307-0021519, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3229 Harpeth Springs Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 29 day of June, 2020.

Heather Roxane Burgess

Heather Roxane Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Roxane Burgess, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2020.

My commission expires: 9/18/22

Notary Public

