File 33404-8 **Box 14**

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

CRT File No. 200627857

Karen Johnson Davidson County
Batch# 441130 **DEEDWARR**
07/21/2020 09:39:36 AM 2 pgs
Fees: $13.00 Taxes: $2,684.35

20200721-0079846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2020.

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kendall Burrus and Swan Burrus 114 Mayfair Road Nashville TN 37205	Regions Bank dba Regions Mortgage Dept 2520, P.O. Box 2153 Birmingham, AL 35287	Tax Parcel ID No. 103 12 0 254.00

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, **Kyle L. Rosenberg and Caroline L. Votta n/k/a Caroline Rosenberg, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendall Burrus and Swan Burrus, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, BLOCK E, PLAN OF CHEROKEE PARK, as shown on plat of record in Plat Book 547, Pages 169-170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle L. Rosenberg, unmarried, and Caroline L. Votta, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Michael A. Fielder and Wendy R. Fielder, Husband and Wife, of record in Instrument No. 20150709-0066795, in the Register's Office of Davidson County, Tennessee, dated May 11, 2015 and recorded on July 09, 2015.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK E, CHEROKEE PARK, as recorded in Plat Book 547, Page(s) 169-170.

Easement for Sewer Line, recorded in Book 1679, Page 328, Book 1734, Page 69, Book 1755,

Page 1 and Book 2798, Page 37.

This is improved property located at 114 Mayfair Road Nashville TN 37205

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 20th day of July, 2020.

Kyle L. Rosenberg

Caroline L. Votta n/k/a Caroline Rosenberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle L. Rosenberg and Caroline L. Votta n/k/a Caroline Rosenberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022