WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,000.00

Affiant

Subscribed and sworn to me on 08/12/20.

NOTARY PUBLIC
My Commission Expires:

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jake B. Walters Morgan L. Clark 4804 Mara Vista Dr. Hermitage, TN 37076	**New Owner**	098 13 0B 010.00

Karen Johnson Davidson County
Batch# 456566 **DEEDWARR**
08/13/2020 12:29:01 PM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20200813-0090837

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert R. Burke and Jackie B. Burke, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jake B Walters and Morgan L Clark, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 10, Newport, A Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 568, 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 Robert R. Burke and Jackie B. Burke, husband and wife, by Warranty Deed from Robert Louis Turner II and Aprile Renee Turner, husband and wife, of record in Instrument No. 20140731-0068240, in the Register's Office of Davidson County, Tennessee, dated July 30, 2014 and recorded on July 31, 2014.

This is improved property known as 4804 Mara Vista Dr., Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 08/12/2020.

Robert R. Burke

Jackie B. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/12/20, before me personally appeared Robert R. Burke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/12/2020.

NOTARY PUBLIC

My Commission Expires: 1-27-2023

ID 614595

STATE OF Kentucky
COUNTY OF Green

On 08/11/20, before me personally appeared Jackie B. Burke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/11/2020.

NOTARY PUBLIC

My Commission Expires: 1-27-2023

ID 614595

ANDREA DUSSETT NOTARY PUBLIC STATE AT LARGE, KENTUCKY