Karen Johnson Davidson County
Batch# 457618 DEEDWARR
08/14/2020 04:16:30 PM 4 pgs
Fees: $23.00 Taxes: $4,898.80
20200814-0091600

#35621

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35621-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,324,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Omer L. Burnett Martha L. Burnett 1321 Duncanwood Court Nashville, TN 37204	**Send Tax Bills To:** New Owners 3760 Fenwick Island Drive Jacksonville, FL 32224	**Tax Information:** Map and Parcel No.: 131080M00400CO

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, **Travis B. Swearingen and Aftin M. Swearingen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Omer L. Burnett, Jr. and Martha L. Burnett, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1321 Duncanwood Court, Nashville, TN 37204.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of August, 2020.

Travis B. Swearingen

Aftin M. Swearingen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis B. Swearingen and Aftin M. Swearingen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Duncanwood Phase II, as of record in Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Travis B. Swearingen and Aftin M. Swearingen, husband and wife, by deed dated September 3, 2014 from Carbine & Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20140904-0081020, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Duncanwood Reserve, of record in Instrument No. 20121025-0098047, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Duncanwood Reserve Owner's Association, Inc. of record in Instrument No. 20121114-0104836, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20120628-0056657, Register's Office for Davidson County, Tennessee.
6. Easement to the City of Nashville for sanitary sewer of record in Book 3345, page 66, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120402-0027411, Register's Office for Davidson County, Tennessee.
9. Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, Register's Office for Davidson County, Tennessee.
10. Sewer Easement Agreement of record in Instrument No. 20120409-0029639, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

