Karen Johnson Davidson County
Batch# 465595 DEEDWARR
08/27/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $647.13
20200827-0097484

WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 9/19/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lauren Ashley Jones, a single woman	Paramount Residential Mortgage Group Inc	43-2A-121
(NAME) 121 Cedarwood Lane	(NAME) 1265 Corona Pointe Ct Ste 301	
(ADDRESS) Madison, TN 37115	(ADDRESS) Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201735

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Morgan L Burnett and Bianca Burnett, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lauren Ashley Jones, a single woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit 121 in Building F as shown on plan of Cedarwood Courtyard Homes, Phase One, a plat of which appears of record in Book 5200, page 61 as amended in Book 5497, page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common area and limited common area of Cedarwood Courtyard Homes, to which plan referenced is hereby made for a more complete description thereof.

BEING the same property conveyed to Morgan L. Burnett and Bianca Burnett, Husband and Wife, by Warranty Deed from Mourad Taki, married, dated June 11, 2019, and filed of record in Instrument No. 20190613-0056727, Register's Office for Davidson County

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions Book 5302, page 546 as revised in Book 5495, page 661 as amended in Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-009260, and the By-Laws appended thereto, Register's Office for said County; Rights of others in and to common areas and/or elements, Subject to Sanitary Sewer and Storm Drainage Easement of record in Instrument 20110325-0023033, Register aforesaid, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 121 Cedarwood Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of August, 2020

Morgan L Burnett

Bianca Burnett

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Morgan L Burnett and Bianca Burnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of August, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021

True Copy Certification

I, Rachel Brown, 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 executed and authenticated according to law.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Melanie Harper, a notary public for this county and state, Rachel Brown 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: 9/9/22

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford