2997

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,305,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2020.

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 467464 DEEDWARR
09/01/2020 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $4,828.50
20200901-0099059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Dylan Burroughs Lindsey Cloutier Burroughs	Movement Mgt.	131 06 0U 001.00
(NAME)	(NAME)	
2033 Castleman Drive	PO Box 105178	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Atlanta GA 30348	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Victoria Menz, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Dylan Burroughs and Lindsey Cloutier Burroughs, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Unit A, Homes at 2033 Castleman Drive, a horizontal property regime with private elements, as established under Declaration of Covenants, Conditions and restrictions, of record in Instrument No. 20170524-0051493, in the Register's Office, Davidson County, Tennessee, to which declaration reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Victoria Menz, an unmarried woman by Deed dated November 28, 2018 from Pantheon Development, LLC, a Tennessee limited liability company, recorded November 28, 2018, in Instrument Number 20181128-0116053, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2033 Castleman Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (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. successors and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 our hands this 31st day of August, 2020.

Victoria Menz

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Victoria Menz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2020.

Commission Expires: 3-7-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or th
custodian of the electronic version of the attached document tendered for registration herewith and that t
is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett, III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL