This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 476989 DEEDWARR
09/16/2020 12:27:30 PM 6 pgs
Fees: $33.00 Taxes: $6,706.25
20200916-0105858

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
William W. Burton 1159 Gateway Lane Nashville, TN 37220	William W. Burton 1159 Gateway Lane Nashville, TN 37220	131-15-0-08300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JACK MICHAEL FRIDAY and wife, THERESA McCLOSKEY FRIDAY** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WILLIAM W. BURTON III AND MELISSA M. BURTON, HUSBAND AND WIFE** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of September, 2020.

GRANTOR:

Jack Michael Friday

JACK MICHAEL FRIDAY

Theresa McCloskey Friday

THERESA McCLOSKEY FRIDAY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared **JACK MICHAEL FRIDAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared **THERESA McCLOSKEY FRIDAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,812,500.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

W. W. Bv

Affiant

Sworn to and subscribed before me,
this 11th day of September, 2020.

Carole M Maxson

NOTARY PUBLIC

My Commission Expires: 3-25-24

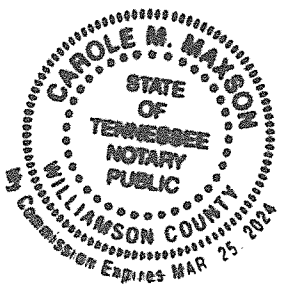


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 4 Block "A", as shown on the map entitled Lealand Manor, of record in Plat Book 974, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACK MICHAEL FRIDAY AND WIFE, THERESA McCLOSKY FRIDAY (who is one and the same as THERESA McCLOSKEY FRIDAY), by deed from THOMAS J. PARKER AND WIFE, SUSAN S. PARKER, of record in Instrument No. 20041213-0147910, dated December 3, 2004, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2020 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 974, Page 74, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5016, Page 894, aforesaid records.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY