This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8743-MC

Karen Johnson Davidson County
Batch# 481288 **DEEDWARR**
09/23/2020 09:20:17 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200923-0109018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2020.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/28/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Tyler Gilbert 424 Elegance Way Nashville, TN 37076	New Owner	086 12 0B 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian T. Burkhardt, a single man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Tyler Gilbert, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 24 of Tulip Grove, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Tulip Grove, a Horizontal Property Regime, of record in Instrument Number 20161123-0123638 and amended in Instrument No's. 20161123-0124072 and 20161130-0125792, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brian T. Burkhardt, a single man, by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20170711-0069557, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

This is ☒ improved or ☐ unimproved property located at: **424 Elegance Way, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 22nd day of September, 2020.

GRANTOR:

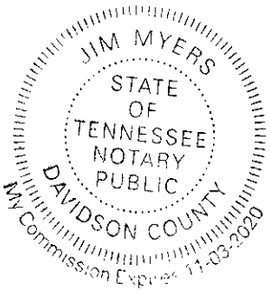
Brian T. Burkhardt

Brian T. Burkhardt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian T. Burkhardt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of September, 2020.



Jim Myers

Notary Public
My Commission expires: _____