This Instrument Prepared By:
CloseTRAK, LLC
3225 Quintard Street, Suite 101
Arlington, Tennessee 38002

Karen Johnson Davidson County
Batch# 509208 DEEDWARR
11/05/2020 10:28:27 AM 2 pgs
Fees: $13.00 Taxes: $1,690.53

20201105-0129708

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **30th** day of **October, 2020,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **DOMINICK GRANDA, unmarried and HANNAH MCKENZIE BYRD, unmarried, as Joint Tenants with rights of survivorship,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Homes at 1637 Northview, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1637 Northview, as shown on Exhibit C to the DCCR of record in the Register's Office for Davidson County, Tennessee, at 201912270133823, to which reference is hereby made, and being more particularly described as:

Beginning at the southeast corner of Lot 21, Chas. U. Coggins, First Addition, recorded in the Register's Office for Davidson County, Tennessee, at Book 421, Page 21, thence North 06° 36' 33" East 25.00 feet to the Point of Beginning, thence North 82° 50' 35" West 162.29 feet, thence North 06° 36' 33'East 25.00 feet, thence South 82° 50' 36" East 162.35 feet, thence South 06° 44' 30" West 25.00 feet to the point of beginning.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and its subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now of hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments, and other undertakings contained in the Master Deed of record at Instrument Number 201912270133823, in the Register's Office of Davidson County, Tennessee.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20200108-0002524, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> 2021 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 421, Page 33; Declaration of Covenants, Conditions and Restrictions at Instrument number 20191227-0133823;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF: SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 30th day of October, 2020.

_____
Notary Public
My commission expires: 10-4-2021

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $456,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 30th day of October, 2020.

_____
Notary Public

My commission expires:

J. C. BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner and Property Address:

1637 Northview Avenue, Unit B
Nashville, Tennessee 37216

Mail Tax Bills to:

NEW OWNER

Tax ID Number: 072 104P 002.00

Return To: