THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20103080

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Mission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 516616 **DEEDWARR**
11/13/2020 01:20:35 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20201113-0134358

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Burgess and Cameron Burgess 450 Oakley Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160-04-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy A. Lether, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Burgess and Lisa Burgess, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1012, as shown on the map entitled Brentwood Hall Section X, of record in Plat Book 2330, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CINDY A. LETHER, by deed from TYNE ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160908-0094375 , dated September 7, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 160-04-0-012.00.

Matters shown on the Plan of record in Plat Book 2330, page 80, said Register's Office.

This is improved property located at 450 Oakley Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-C-20-450

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2020.

Cindy A. Lether

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cindy A. Lether, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2020.

Notary Public

My Commission Expires: 