Karen Johnson Davidson County
Batch# 517308 DEEDWARRSP
11/17/2020 09:11:30 AM 6 pgs
Fees: $33.00 Taxes: $3,404.00
20201117-0135312

Address New Owner:	Send Tax Bills To:	Property Tax Identification Numbers:
FAB Associates, LLC P.O. Box 177 Ocracoke, NC 27960	Same	Map 104-09 Parcel 183
This instrument prepared by: Tune, Entrekin & White, P.C. 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Fletcher Martin Burton, attorney-in-fact for Daniel Farrell Burton, Jr., Successor Trustee, Burton Family Revocable Living Trust Agreement dated August 1, 2004**, (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey to **FAB Associates, LLC**, a Tennessee limited liability company (the "Grantee") and to Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 3736 Whitland Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized of the Property in fee simple and that Grantor has a good and lawful right to sell and convey the Property and that the Property is free from all liens or encumbrances, except for those matters set forth on Exhibit B attached hereto.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of November 12, 2020.

GRANTOR:

/s/Daniel Farrell Burton, Jr., Successor Trustee

By: Fletcher Martin Burton
Fletcher Martin Burton, attorney in fact
attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 12th day of November, 2020, before me personally appeared Fletcher Martin Burton , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Farrell Burton, Jr., Successor Trustee and acknowledged that for purposes therein contained he executed the same as the free act and deed of Daniel Farrell Burton, Jr,. Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day, and year last above written.

Patricia F. Skrivanek
Notary Public

My commission expires: 7-9-2022

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

State of ~~NORTH CAROLINA~~ Tennessee }
County of ~~HYDE~~ Davidson }

The actual consideration or value whichever is greater for this transfer is $920,000.00.

Stephanie Bynum
Affiant

Subscribed and sworn to before me, this 12th day of November, 2020.

Brandy Gomaz
Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 10 and the westerly 25 feet of Lot No. 11, of Block "C" on the Map of Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 front together 75 feet on the northerly side of Whitland, formerly Bowling Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to DANIEL F. BURTON AND WIFE, PATRICIA M. BURTON, by deed from SONIA S. MAKLEFF AND HUSBAND, ARYEH MAKLEFF, of record in Book 4724, page 106, dated June 20, 1973, said Register's Office.

Further being the same property conveyed to PATRICIA M. BURTON, by quitclaim deed from KENNETH L. CAMPBELL, TRUSTEE, of record in Book 5153, page 764, dated June 1, 1977, said Register's Office.

Further being the same property conveyed to PATRICIA M. BURTON, TRUSTEE, BURTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 1, 2014, by quitclaim deed from PATRICIA M. BURTON, of record in Instrument No. 20140805-0070280, dated August 1, 2014, said Register's Office. PATRICIA M. BURTON having since died testate on or about March 19, 2020.

Fletcher Martin Burton signs this Deed as Attorney -in-Fact for the Grantor Daniel Farrell Burton, Jr., Successor Trustee to Patricia M. Burton, Trustee Burton Family Revocable Living Trust under Agreement dated August 1, 2014, by Limited Power of Attorney of record as Instrument No. 20201014-0119415 said Register's Office.

EXHIBIT B

1. City and County taxes for 2020 which have been prorated between Grantor and Grantee and are hereby assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 332, page 141, said Register's Office.

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