This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Carole Maxson

Karen Johnson Davidson County
Batch# 526178 DEEDWARR
12/08/2020 10:26:17 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20201208-0142250

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Jeffrey L. Howard and Lynn Ware Driver 1304 Duncanwood Court Nashville, TN 37204	Jeffrey L. Howard and Lynn Ware Driver 1304 Duncanwood Court Nashville, TN 37204	131-08-0M-015.00 CO

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, **WILLIAM W. BURTON, III and wife, MELISSA M. BURTON** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **JEFFREY L. HOWARD, an unmarried man, and LYNN WARE DRIVER, an unmarried woman**, as Tenants in Common (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 as follows (the "Land"):

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Final Subdivision of Duncanwood, Phase II, of record as Instrument No. 20121018-0095689, 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 WILLIAM W. BURTON, III AND MELISSA M. BURTON, HUSBAND AND WIFE, by deed from AI DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140225-0016121, dated February 24, 2014, said Register's Office.

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 the following matters (the "Permitted Exceptions"): (1) Real property taxes for the year 2020, a lien now due and payable but not yet delinquent, and subsequent years; (2) Matters shown on the Plan of record as Instrument No. 20121018-0095689, Register's

Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20121025-0098047, aforesaid records; (4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record as Instrument No. 20011120-0127782, and as Instrument No. 20120628-0056657, aforesaid records; (5) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20120402-0027411, aforesaid records; (6) Sewer Easement Agreement of record as Instrument No. 20120409-0029639, aforesaid records; and (7) All Matters of Record.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of November, 2020.

GRANTOR:

W. W. B III

WILLIAM W. BURTON, III

M M Burton

MELISSA M. BURTON

STATE OF TENNESSEE (CM))
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared **William W. Burton, III** and **Melissa M. Burton**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 2020.

C

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR 25, 2024

My Commission Expires:
3-25-24

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 $1,275,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 24th day of November, 2020.

NOTARY PUBLIC

KAYLA E. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

My Commission Expires: _____