Karen Johnson Davidson County
Batch# 528594 DEEDWARR
12/10/2020 09:43:22 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20201210-0144290

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

05-NSH20-00786

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Malcolm L. Mimms, Jr. 848 Florence Cir Madison, TN 37115	Malcolm L. Mimms, Jr.	

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howell G. Burton and Barbara T. Burton, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Malcolm L. Mimms, Jr.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 17-B, on the plan of The Layman's 1st Subdivision of Scottsboro Madison Heights (erroneously referenced in prior deeds as Layman Foundation First Subdivision of Madison Heights), as shown by plat of record in Book 974, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Howell G. Burton and Barbara T. Burton, husband and wife by deed from Paul M. Ross and wife, Fannie Mai Ross, dated March 6, 1974, recorded March 7, 1974, of record in Book 4794, Page 379, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 848 Florence Cir, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 9th day of December, 2020

Howell G. Burton

Howell G. Burton

Barbara Thomas Burton

Barbara T. Burton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of December, 2020, before me personally appeared **Howell G. Burton and Barbara T. Burton**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Paula C. Cowden

Notary Public

Printed Name: Paula C Cowden

My Commission Expires: May 25, 2022

