Karen Johnson Davidson County
Batch# 528670 DEEDWARR
12/10/2020 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20201210-0144391

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Daniel Burton **1 Music Circle South, Ste 330** **Nashville, TN 37203**	**New Owner**	**144-10-0-037.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$675,000.00**

Affiant

Sworn to and subscribed before me this 7th day of December, 2020.

Notary Public

My commission expires: 10-26-2024

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **MARK P. BARNETT, AN UNMARRIED MAN** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **DANIEL BURTON, A SINGLE MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **6113 Chickering Court, Nashville, 37215, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 7th day of December 2020.

GRANTOR:

Mark P. Barnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of December, 2020, before me personally appeared Mark P. Barnett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand, at Brentwood TN this 7th day of December, 2020.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

~~Notary Public~~

My Commission Expires: 10.24.20

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of City of Forest Hills, Seventh Civil District of record in Plat Book 2331, Page (s) 121 through 123 inclusive, 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 Mark P. Barnett, an unmarried man by Quitclaim deed from Robert G. Graham and wife, Katherine Graham, as sole surviving heirs of Mary Katherine Graham of record in Instrument No. 20170619-0060962 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 19, 2017.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 121 through 123 inclusive, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2524, Page 25, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Declaration of Easement of record in Book 8901, Page 64, in the Register's Office for Davidson County, Tennessee.