WARRANTY DEED

Karen Johnson Davidson County
Batch# 541932 **DEEDWARR**
12/23/2020 11:57:51 AM 2 pgs
Fees: $13.00 Taxes: $872.83

20201223-0152960

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,900.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

	Send Tax Bills To:	Map-Parcel Numbers
Winston Lee Burney	**Studio Bank**	**Map 141-12-0-D Parcel 149.00co**
149 Morton Mill Circle	**124 12th Ave South Suite 400**	
Nashville, TN 37221	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tabitha Mahan, now known as Tabitha Herndon, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Winston Lee Burney, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 149 (and driveway serving said unit) on the Plan of Third Revision, Morton Mill Estates, of record in Plat Book 7900, Page 561, revising Plat Book 7900, Page 226, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tabitha Mahan, an unmarried woman, by Warranty Deed dated April 19, 2017 from Revel Easterling, III and Elisa Easterling, husband and wife, of record in Instrument No. 20170427-0041524, Register's Office for Davidson County, Tennessee. Tabitha Mahan is now married and is known as Tabitha Herndon.

John Herndon, spouse of the above named Tabitha Mahan, now known as Tabitha Herndon, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 7900, Page 561, revising Plat Book 7900, Page 226, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plat of record in Book 6900, Page 406, Register's Office for Davidson County, Tennessee. 3) Conveyance of Common Area to Morton Mill Homeowners' Association, Inc., of record in Book 7548, Page 963, Register's Office for Davidson County, Tennessee. 4) Easement for water lines of record in Book 4817, Page 788, Register's Office for Davidson County, Tennessee. 5) Easement for sanitary sewers of record in Book 4817, Page 792, Register's Office for Davidson County, Tennessee. 6) Declaration of Covenants, Conditions and Restrictions of Morton Mill Estates, of record in Book 7546, Page 145 and as amended in Book 7936, Page 704, Book 8079, Page 804 and Instrument No. 20190605-0053782 and By-Laws of Morton Mill Estates Homeowners' Association, Inc., appended thereto in Book 7546, Page 154 and as amended in Book 7936, Page 709, Register's Office for Davidson, County, Tennessee. 7) Charter of Morton Mill Estates Homeowners' Association, Inc., of record in Book 7414, Page 335, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **149 Morton Mill Circle, Nashville, TN 37221**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **22nd** day of **December, 2020.**

Tabitha Mahan, now known as Tabitha Herndon

John Herndon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tabitha Mahan, now known as Tabitha Herndon, and John Herndon,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2020.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON