Karen Johnson Davidson County
Batch# 556171 DEEDWARR
01/19/2021 02:14:17 PM 2 pgs
Fees: $13.00 Taxes: $3,126.50
20210119-0007963

WARRANTY DEED

ADAM H JEFFERSON · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-463

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Webber and David Webber	Same as New Owner	117 09 0C 042.00
(NAME) 223 Northline Street	(NAME)	
(ADDRESS) Metairie, LA 70005	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **Jon Witt, unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **David B. Webber and Karen Bailey Webber, husband and wife** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Burlington of record in Plat Book 5200, Pages 403 - 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Witt, by Warranty Deed from Steven E. Sabato and wife, Sandra Lee Sabato, of record in Instrument No. 20130628-0066763, in the Register's Office of Davidson County, Tennessee, dated June 21, 2013 and recorded on June 28, 2013.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 236 Burlington Place, Nashville, TN 37215.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 8-1165-20 256

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of January, 2021.

GRANTOR:

Jon Witt

STATE OF TENNESSEE)

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jon Witt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11 day of January, 2021.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: 3/8/22