THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233251** Karen Johnson Davidson County Batch# 602380 DEEDWARR 03/29/2021 01:33:30 PM 2 pgs Fees: $13.00 Taxes: $5,457.50 20210329-0040945	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2021. Notary Public My Commission Expires:

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

WARRANTY DEED

Address New Owner: Jerremy Newsome 945 Travelers Court Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 07 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew R. Burnstein and Julie Burnstein, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerremy Newsome and Svetlana Newsome, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Inns of Granny White as of record in Book 6250, Page 460, as revised in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly margin of Travelers Court being the most Westerly corner of Lot No. 24 on the plan of Inns of Granny White, as of record aforesaid; thence, South 30 degrees 42 minutes 1 second East 271.67 feet to a point; thence South 43 degrees 30 minutes 49 seconds West 125.35 feet to a point; thence North 38 degrees 22 minutes 59 seconds West 323.65 feet to a concrete monument on the Easterly margin of the intersection of Travelers Court and Harpeth Knobs Drive; thence, Northwardly along a curve at the intersection of Harpeth Knobs Drive and Travelers Court having a length of 35.57 feet and a radius of 25.00 feet to a concrete monument; thence, North 73 degrees 57 minutes 53 seconds East 93.31 feet along the Easterly margin of Travelers Court to a concrete monument; thence, Northeastwardly along a curve forming the Easterly margin of Travelers Court having a length of 44.79 feet and a radius of 175.00 feet to the point of beginning.

Being the same property conveyed to Matthew R. Burnstein and wife, Julie Burnstein, by Warranty Deed from Laurie A. Dobbs and husband, William P. Dobbs, of record in Instrument No. 20101122-0093068, in the Register's Office of Davidson County, Tennessee, dated November 19, 2010 and recorded on November 22, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Inns of Granny White, as recorded in Plat Book 6900, Page(s) 125.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inns of Granny White, as recorded in Plat Book 6250, Page(s) 460.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6799, Page 383.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1108, Page 460 and Book 1361, Page 24.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6566, Page 473, as amended in Book 8595, Page 423, Instrument No. 20060308-0027157 and amended and restated bylaws in Instrument No. 20140403-0027853.

This is improved property located at 945 Travelers Court Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2021.

Matthew R. Burnstein

Julie Burnstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew R. Burnstein and Julie Burnstein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023