WARRANTY DEED

File #2021033613

Karen Johnson Davidson County
Batch# 633085 DEEDWARR
05/11/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20210511-0063308

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Burke and Renee Burke	Mortgage Investors Group	034-07-0A-044.00-CO
(NAME)	(NAME)	
2014 Spring Branch Drive	5710 E Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Madison TN. 37115	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Stephany Thompson and Christopher Thompson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Burke and Renee Burke, husband and wife,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Resubdivision of Phase Two, Harbor Village, of record in Plat Book 8250, Page 886, 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 Stephany Thompson and Christopher Thompson, wife and husband by Warranty deed from John C. Howser and wife, Blayne H. Howser of record in Instrument No. 20160321-0026599 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 21, 2016.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 8250, Page 886, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Harbor Village Boundary Plat of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, as amended in Instrument No. 20070205-0014894, Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380, as corrected in Instrument No. 20171219-0129364, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; Charter of Harbor Village P.U.D. Association, Inc. of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed to Harbor Village P.U.D. Association, Inc. of record in Instrument Number 20110211-0012143 and Instrument No. 20171214-0127541, in the Register's Office for Davidson County, Tennessee.; Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075699, in the Register's Office for Davidson County, Tennessee.; Easements for sanitary sewers/storm drainage of record in Book 7026, Page 714, Book 7026, page 916, Book 7121, page 202, in the Register's Office for Davidson County, Tennessee.; Conveyance Deed to Metro Government for sanitary sewers of record in Book 10623, Page 851, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4224, Page 208, and Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.; Easement granted to Hendersonville Utility District in Final Agreed Order of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **2014 Spring Branch Drive, Madison,TN,37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 7th day of May, 2021.

Stephany Thompson

Christopher Thompson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Stephany and Christopher Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 7th day of May, 2021.

Commission expires:

6/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

True Copy Certification

I, Christopher M. Corriveau, 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 me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM