RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 864398 DEEDWARR
05/27/2022 12:46:08 PM 2 pgs
Fees: $13.00 Taxes: $16,927.50

20220527-0061958

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,575,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2022.

Notary Public

My commission expires: D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lucas J. Burton and Kerri Z. Burton	New Owner	**144-15-0-032.00**
6028 Hillsboro Pike		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rocky D. Tannehill and wife, Jean S. Tannehill

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Lucas J. Burton and Kerri Z. Burton, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillsboro Park, Section I, of record in Plat Book 2331, Page(s) 30 and 31, 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 Rocky D. Tannehill and wife, Jean S. Tannehill by Warranty Deed from Robin R. Cowlyn, unmarried, and Shirley Christina Cowlyn, unmarried, of record in Instrument No. 20131126-0121356, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

This is **improved** property known as **6028 Hillsboro Pike, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of May, 2022.

Rocky D. Tannehill

Jean S. Tannehill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rocky D. Tannehill and Jean S. Tannehill, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of May, 2022.

Notary Public
My Commission Expires: 03/14/2025

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 22-001086-525