(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 926678 DEEDWARR
10/06/2022 11:25:11 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20221006-0110300

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220942380

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration o
for this transfer is: $309,900.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2022.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dale D. Vander Heiden and Janet M. Lytle 639 Neelys Bend Road Madison TN 37115	Guaranteed Rate Inc 3940 N. Ravenswood Chicago, IL 60613	Tax Parcel ID No. 052-02-0-195.00

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, **Jeffrey Burnett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dale D. Vander Heiden and Janet M. Lytle, husband and wife**, ("Grantees"), their 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. 22 and the easterly half of Lot No. 21 of Block "A" on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
INCLUDED in the above description but EXCLUDED therefrom is that portion thereof as described in the Right of Way Agreement for Public Roads of record in Book 1762, page 38, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jeffrey Burnett, married man by Warranty deed from Robert Porter, married of record in Instrument No. 20191028-0110094 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 28, 2019. See Scrivener's Affidavit of record in Instrument #20220920-0104434.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1380, Page 88, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Right of Way Easement of record in Book 1762, Page 38, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 639 Neelys Bend Road Madison TN 37115

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 3rd day of October, 2022.

Jeffrey Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 3rd day of October, 2022.

Notary Public
My Commission Expires:

