WARRANTY DEED

JM-KW-23-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey Brother and Haynes Brother	CMG	
(NAME) **1706 Knowles Street**	(NAME) 3160 Crow Canyon Rd	081-15-0-329.00
(ADDRESS) **Nashville, TN 37208**	#400 (ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVOR L. BURBANK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUBREY BROTHER AND HAYNES BROTHER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 28 in the Bransford Realty's Company's re-subdivision of part of the Manlove Addition, a plan of which is of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 40 feet on the North side of Thompson Street and extends back Northerly between parallel lines 142 feet, more or less, to an alley.

Being the same property conveyed to Trevor L. Burbank, unmarried by Warranty deed from Angela D. Gibbs, unmarried of record in Instrument No. 20160930-0103112 Register's Office for Davidson County, Tennessee, dated September 27, 2016 and recorded on September 30, 2016.

This conveyance is subject to:
- 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 421, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 Knowles Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 997233 DEEDWARR
04/27/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230427-0031198

Witness my/our hand(s) this the 24th DAY OF APRIL, 2023.

Trevor L. Burbank

STATE OF Missouri
COUNTY OF St. Louis City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR L. BURBANK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2023.

Notary Public
My Commission Expires: 7/29/2023
(SEAL)

L. DAVIS
Comm. Exp. 7/29/2023
NOTARY PUBLIC NOTARY SEAL
#22881775
St. Louis County
STATE OF MISSOURI

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 27th day of April, 2023.

Affiant Signature
Date 04/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON