WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

T-TAG-23-2033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1032389 **DEEDWARR**
07/31/2023 10:39:07 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00

20230731-0058749

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)
John Burke and Dawn Burke	NEW OWNER	
(NAME)	(NAME)	**141-05-0A-530.00-CO**
2033 Leeds Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JAMES P. HUSTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BURKE AND DAWN BURKE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 530 on the Plan of Final Plat of Avondale, Phase 3, Section 2 of record in Plat at Instrument No. 20151007-0102442, in the 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 James P. Huston, a single man by Warranty deed from Andrew T. Sosnick and Mariana Sosnick, husband and wife of record in Instrument No. 20200409-0037296 Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 09, 2020.

NOTE: ALEXANDRIA ELIZABETH BLAIR JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20151007-0102442, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, with By-Laws appended thereto, of record in Instrument Number 200812030117452, amended in Instrument No. 20090331-0028791 and in Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.

• Storm Water Detention Agreement(s) of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293 and Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee.
• Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
• Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
• Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
• Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
• Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
• Easement of record in Book 5738, Page 819, Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
• A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).
• Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee.
• Easement for access road granted by Roger N. Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee.
• Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record in Book 4363, Page 895, Register's Office for Davidson County, Tennessee.
• Right of way of all roads and easements of the Nashville, Chatanooga & St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 341, Pages 277, 350, 371, Book 362, Page 561, Book 513, Page 396, Register's Office for Davidson County, Tennessee.
• A 15 foot public roadway running parallel with the railroad right of way in Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
• Permanent Easement Agreement of record in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee.
• Easement granted to Nashville, Chattanooga & St. Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket No's. 25,062 & 26,939 (reference thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and subsequent deeds)
• Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362 and assigned in Book 5902, Page 469, Register's Office for Davidson County, Tennessee.
• All easements noted in deed of record in Book 10748, Page 876, Register's Office of Davidson County, Tennessee.
• Advertising space lease to Lamar Corporation in Book 6078, Page 619, Register's Office for Davidson County, Tennessee.
• Memorandum of lease agreement to National Advertising Company in Book 10023, Page 638, Register's Office for Davidson County, Tennessee.
• Easement to US Sprint Communications of record in Instrument Number 20140114-0003778, Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
• All matters of record in Instrument Number 20140722-0064838, in the Register's Office for Davidson County, Tennessee.
• Water (Riparian Rights) -

(a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Big Harpeth River without diminution or pollution and the consequence of any past or future change in the location of Big Harpeth River;

(b) riparian rights incident to premises;

(c) rights of upper and lower riparian owners in and to the waters of Big Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

(d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
• Lack of direct access to Highway 1-40 from the property, such right a of access having been granted as to part of the property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by judgment, a certified copy of the which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee.
• Easement for Water line granted by Roger N. Hutton to United States of America by Judgment, a certified copy of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
• Advertising space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee.
• Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee.
• Right of way as shown on the plat entitled Section 1 Harpeth 40 Mobile Home Park of record in Book 4300,

Page 49, Register's Office for Davidson County, Tennessee.
- Common Area Conveyance of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2033 Leeds Lane, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 28th DAY OF JULY, 2023.

James P. Huston

Alexandria Elizabeth Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES P. HUSTON, 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 28th of July, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRIA ELIZABETH BLAIR, 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 28th of July, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212