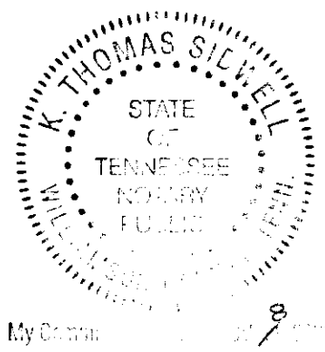
Return to

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin, TN 37064

(2)




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $321,634.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2007.

Notary Public

Expiration of commission. Nov 8 2008

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 12/05/07 12:15 2 pgs
Fees:13.00 Taxes:1190.05

20071205-0140789

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kyle D. Duvall, Jr.**<br>**Jenna L. Duvall** | NEW OWNER | **Map\Parcel: 186-04-O-A-021.00**<br>**CO** |
| **8020 Canonbury Drive** | | |
| **Nolensville, Tennessee 37135** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

**Brookhaven Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kyle D. Duvall, Jr. and Jenna L. Duvall, 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:

Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brookhaven Development, a Tennessee Limited Liability Company by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee Limited Liability Company, dated March 29, 2007, of record in Instrument No. 20070409-0041346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20060315-0029572 and Instrument No. 20060427-0048557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, Page 754, Book 4166, Page 667, and Book 4179, Page 811, Register's Office for Williamson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Book 3845, Page 789, Register's Office for Williamson County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 112, Page 184, Register's Office for Williamson County, Tennessee.
Greenbelt of record in Book 8881, Page 778, Register's Office for DAVIDSON County, Tennessee.
Easement and Contribution Agreement of record in Book 3657, Page 344, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Book 3940, Page 211, Register's Office for Williamson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8020 Canonbury Drive, Nolensville, Tennessee 37135.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 20th day of November, 2007.

**Brookhaven Development, LLC**

**By: Joel A. Smith, Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Brookhaven Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Joel A. Smith as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 20th day of November, 2007.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

My Commission Expires:_____

File #: **07803-JM**
**RECORD & RETURN TO:** **SIDWELL & BARRETT, P.C.**
**121 1st Avenue South, Suite 200**
**Franklin, TN 37064**