BILL GARRETT, Davidson County
Trans:T20090080417 DEEDWARR
Recvd: 11/30/09 09:18 3 pgs
Fees:18.00 Taxes:832.13
20091130-0108849

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $224,899.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public
My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0909-46711

Address of New Owner:	Send Tax Bills to:	Tax Information
Dimples Wesnofske	New Owner	186-04-0-B-045.00CO
7503 Kemberton Court Nolensville TN 37135		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kara Snider and Chadwick Snider, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dimples Wesnofske, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee limited liability company by deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, dated August 15, 2005, recorded August 16, 2005, of record in Instrument No. 20050816-0096916, Register's Office for Williamson County, Tennessee.

Further being part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee corporation by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, dated April 3, 2007, recorded April 10, 2007, of record in Instrument No. 20070410-0042915, Register's Office for Williamson County, Tennessee.

Further being the same property conveyed to Kara Snider and Chadwick Snider, wife and husband by deed from Beazer Homes Corp., Inc., a Tennessee corporation, dated September 27, 2007, recorded October 1, 2007, of record in Instrument No. 20071001-0116745, Register's Office for Williamson County, Tennessee.

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 property is improved property known as 7503 Kemberton Court, Nolensville, TN 37135

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29 day of October, 2009.

Kara Snider
Kara Snider

Chadwick Snider
Chadwick Snider

STATE OF TENNESSEE
COUNTY OF Obion

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara Snider and Chadwick Snider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 29 day of October, 2009.

Wanda Mitchell
State of Tennessee at Large

My Commission expires 01-29-2013

WANDA L. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
OBION COUNTY

EXHIBIT A-LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 45 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CS/KS