THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12061200**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2012. Notary Public My Commission Expires: May 15, 2014

BILL GARRETT, Davidson County
Trans:T20120049345 DEEDWARR
Recvd: 07/05/12 09:30 3 pgs
Fees:18.00 Taxes:714.10
20120705-0058833

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Heath Stuart Adams 7531 Kemberton Ct Nashville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0B-059.00-CO

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, **Suzanne Volz, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heath Stuart Adams and Jennifer K Adams, husband and wife,** ("Grantees"), its 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 Unit No. 59 as shown on Exhibit "B" to the Amendment to the Declaration of Protective Covenants , Conditions and Restrictions for The Village of Burkitt Place of record in Instrument 200702080016738, Register's Office for Davidson County, Tennessee, the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place of record in Instrument 200702070016043, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Burkitt Place PUD in Instrument 200701250010028, corrected in Instrument 200702140018953, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Volz, a single woman by deed from Beazer Homes Corp, Inc., a Tennessee corporation of record in Instrument 200709280115584, Register's Office for Davidson County, Tennessee, dated September 25, 2007.

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 2012 a lien, not yet due and payable.

All matters shown on the Plan attached as Exhibit "B" to the Amendment of Declaration of Protective Covenants Conditions and Restrictions for The Village of Burkitt Place of record in Instrument 200702080016738, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Instrument 200701250010028 corrected in Instrument 200702140018953, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plan in Instrument 200509200113225, Register's Office for Davidson County, Tennessee.

Easement for Contribution Agreement in Instrument 200508160096915, and Book 3657, page 344, Register's Office for Davidson County, Tennessee.

Easements for Access Agreement in Book 3855, page 402, Register's Office for Williamson County, Tennessee and Instrument 200603170030915, Register's Office for Davidson County, Tennessee.

Cemetery located on property in Book 112, page 184, ROWC, Tn., and access thereto and right of the general public with respect to said cemetery.

Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation in Book 1481, page 273, Register's Office for Williamson County, Tennessee.

Easement for United Telephone Co. in Instrument 200606070067534, Register's Office for Davidson County, Tennessee.

Declaration of Protective Coveannts of Burkitt Place, Phase 2C in Instrument 200702070016043, Register's Office for Davidson County, Tennessee and Book 4188, page 878, Register's Office for Williamson County, Tennessee, as amended in Instrument 200702080016738, Register's Office for Davidson County, Tennessee, and Book 4188m, page 871, Register's Office for Williamson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200603060025388, RODC, Tn., and Book 3845, page 754, ROWC, Tn., amended in Instrument 200702020014304, RODC Tn., and BOok 4166, page 667, re-recorded in Book 4179, page 811, ROWC, Tn. , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Charter in Book 4244, page 871, Register's Office for Williamson County, Tennessee, and Instrument 200702060015779, Register's Office for Davidson County, Tennessee.

Storm water detention agreement in Instrument 200604270048083, Register's Office for Davidson County, Tennessee.

Easement for flow of Mill Creek.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7531 Kemberton Ct Nashville TN 37135

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 29th day of June, 2012.

Suzanne Volz

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of El Dorado

On Jun 28, 2012 (Date) before me, Robin Khalar, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Suzanne Volz (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROBIN KHALAR
Commission # 1951782
Notary Public - California
El Dorado County
My Comm. Expires Sep 11, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Robin Khalar (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 28, 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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