WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120091194 DEEDWARR
Recvd: 11/30/12 10:25 2 pgs
Fees:13.00 Taxes:963.48

20121130-0109901

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Coon and Brad Coon	Churchill Mortgage Corporation	186-04-O-001.00 CO
(NAME)	(NAME)	
8677 Burkitt Place Drive	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Reid Zwickel and Kari Zwickel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candice Coon and Brad Coon, wife and Husband, 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. 186 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Reid Zwickel and Kari Zwickel, husband and wife, by deed of record in Instrument Number 20071114-0133550, Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Burkitt Place of record in Instrument No. 20060315-0029572, corrected in 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 402, 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 line 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.

unimproved ☐

This is improved ☒ property, known as 8677 Burkitt Place Drive, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 29th day of November, 2012.

Reid Zwickel

Kari Zwickel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Reid Zwickel and Kari Zwickel , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of November, 2012.

Commission expires:

Notary Public

