Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1468

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alicia A. DeRienzo and husband, and Benjamin I. DeRienzo,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James David Owen,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: To Wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit #53, on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each individual Unit in the 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, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alicia A. DeRienzo and Benjamin I. DeRienzo, wife and husband from Beazer Homes Corp, Inc., by Warranty Deed dated September 25, 2007, of record in Instrument No. 20071003-0117831, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 7519 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of December, 2012.

A DeRienzo by S Breiwa Atty-In-Fact
Alicia A. DeRienzo
by Stephanie Breiwa
Attorney-in-Fact

B DeRienzo by S Breiwa Atty-In-Fact
Benjamin I. DeRienzo
by Stephanie Breiwa
Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20120097864 DEEDWARR
Recvd: 12/21/12 13:36 2 pgs
Fees:13.00 Taxes:719.65

20121221-0117941

State of Tennessee )
County of Davidson )

On this 13th day of December, 2012, before me personally appeared, Stephanie Breiwa, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alicia A. DeRienzo and Benjamin I. DeRienzo, and acknowledged that such person executed the same as the free act and deed of Alicia A. DeRienzo and Benjamin I. DeRienzo.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194,500.00.

Affiant

Sworn and subscribed before me on this the 13th day of December, 2012.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| James David Owen<br>7519 Kemberton Court<br>Nolensville, TN 37135 | New Owner | 186-4-B-53 |