This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130023998 DEEDWARR
Recvd: 03/25/13 10:37 2 pgs
Fees:13.00 Taxes:1209.90
20130325-0029032

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

B. [signature]
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013.

[signature]
Notary Public

My Commission Expires: 10-18-16

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Rick L. Kemp Veronica L. Robinson 9013 Macauley Lane Nolensville, TN 37135	Magna Bank 6525 Quail Hollow Rd # 300 Memphis, TN 38120	186-04-0A-09000CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Samuel Moncivaiz and wife Tammy S. Moncivaiz**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Ricky Lynn Kemp, unmarried and Veronica Leigh Robinson, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson Coounty, Tennessee, being Lot No. 134 of the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Moncivaiz and wife Tammy S. Moncivaiz by Deed from Celebration Homes, LLC, dated December 7, 2007 of record in Instrument No. 20071212-0143205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to all matters shown on the plat of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennesee.
7. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 9013 Macauley Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said

land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Themselves, their heirs and assigns, 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.

WITNESS my hand this 22nd day March, 2013

Samuel Moncivaiz

Tammy S. Monsivaiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Samuel Moncivaiz and wife Tammy S. Moncivaiz,** the within named bargainors, 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 at Brentwood, TN, this 22nd day of March, 2013.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067