BILL GARRETT, Davidson County
Trans:T20130049418 DEEDWARR
Recvd: 06/12/13 15:03 2 pgs
Fees:13.00 Taxes:1085.54
20130612-0059989

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $293,390.00. Rachael A. Alexander Affiant Subscribed and sworn to before me, this 3rd day of June, 2013. Jennifer Crowell Notary Public My commission expires: 3/18/14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janet Abeja	**New Owner**	**186040A16200CO**
7665 Kemberton Drive East		
Nolensville, TN 37135		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sarah E. Walton and Timothy B. Carroll, as joint tenants with Rights of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet Abeja, an unmarried woman

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. 276 on the Final Plat of Burkitt Place, Phase 2G, of record in Instrument 20070514-0057216 and in Instrument 20070628-0077531, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. Walton and Timothy B. Carroll, as Joint Tenants with Rights Survivorship by Deed from Celebration Homes, LLC, a Tennessee limited liability company of record at Instrument No. 20090825-0080153, Register's Office for Davidson County, Tennessee, dated 8/17/ 2009 and recorded on 8/25/ 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.

Subject to all matters shown on the Plan of record as Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531; PUD Boundary Plat in Instrument No. 20050920-0113225; Declaration of Covenants, Conditions and Restrictions of Burkitt Place in Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-0014304; Quitclaim Deed for common areas in Instrument No. 20071220-0145868; Assignment of Developers Rights of record in Instrument No. 20120106-0001500; Easement and Contribution Agreement in Instrument No. 20050816-0096915; Easement Agreement in Instrument No. 20060317-0030915; Right of Way Easement to United Telephone Company in Instrument No. 20060607-0067534; Stormwater Detention Agreement in Instrument No. 20060427-0048083 and Instrument No. 20050706-0077438; Sanitary Sewer and/or Storm

Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, Page 723, Instrument No. 20050908-0108101 and Instrument No. 20070724-0087694; Warranty Deed to Slate of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, Page 273; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724 0087659, Registers Office for Williamson County, Tennessee.

This is improved (**X**) unimproved ( ) property known as 7665 Kemberton Drive East 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 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 3rd day of June, 2013.

Sarah E. Walton

Timothy B. Carroll

STATE OF Tennessee

COUNTY OF Rutherford

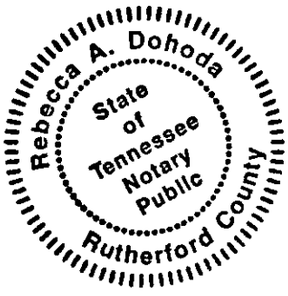
I, Rebecca Dohoda, a Notary Public of the County and State first above written, do hereby certify that Sarah E. Walton and Timothy B. Carroll personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd day of June, 2013.

Notary Public

My Commission Expires: 5/23/16

(SEAL)



File #: **213332**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129