BILL GARRETT, Davidson County
Trans:T20130064416 DEEDWARR
Recvd: 07/29/13 10:41 2 pgs
Fees:13.00 Taxes:647.50

20130729-0078401

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2013.

Notary Public
My commission expires: 11-22-2014

PAIGE B. MAYERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

04-1307-54794

Address of New Owner:	Send Tax Bills to:	Tax Information
Will Canterbury, Jr. 7503 Kimberton Court Nolensville TN 37135	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	186-04-0-B-045.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dimples Wesnofske, ** unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Will Canterbury, Jr., an unmarried man and Tali Giles, an unmarried woman,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *as Tenants in Common with Rights of Survivorship

Land in Davidson County, Tennessee, being Unit No. 45, on the Final Plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by 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, and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Dimples Wesnofske, unmarried by deed from Kara Snider and husband, Chadwick Snider, dated October 29, 2009, recorded November 30, 2009, of record in Instrument No. 20091130-0108849, Register's Office for Davidson County, Tennessee.

** Dimples Wesnofske is one and the same as Dolly Dimples Wesnofske

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.

This property is improved property known as 7503 Kimberton 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 my hand this 23rd day of July, 2013.

Dimples Wesnofske
a/k/a Dolly Dimples Wesnofske

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dimples Wesnofske,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained. *a/k/a Dolly Dimples Wesnofske

Witness my hand in Brentwood, TN, this 23rd day of July, 2013.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14