WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130075806 DEEDWARR
Recvd: 09/03/13 12:01 2 pgs
Fees: 13.00 Taxes: 1117.40
20130903-0092422

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $302,000.00.

Affiant

Subscribed and sworn to me on August 30, 2013.

NOTARY PUBLIC

03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26783SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Linda J. Green 8409 Danbrook Drive Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	186-04-A-167 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jerome R. Bittner and wife, Cheryl Bittner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Linda J. Green, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 299 as shown on the Final Plat of Burkitt Place, Phase 2-E, recorded as Instrument No. 20070806-0093146 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jerome R. Bittner and Cheryl Bittner, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, recorded as Instrument No. 20120626-0056072 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to matters shown on Plan of record as Instrument No. 20070806-0093146 as corrected by Instrument No. 20080919-0095822 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, in said Register's Office.

5. Easement Agreement of record as Instrument No. 20060317-0030915 in the Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083 in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for common areas of record as Instrument No 20071220-0145868 in the Register's Office for Davidson County, Tennessee.
9. Assignment of Developer's Rights of record as Instrument No. 20120106-0001500 in said Register's Office.
10. Tree Protection Easement of record as Instrument No. 2080919-0095822 in said Register's Office.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8409 Danbrook Drive, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on August 30, 2013.

Jerome R. Bittner

Cheryl Bittner

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 30, 2013, before me personally appeared Jerome R. Bittner and Cheryl Bittner to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 30, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE