BILL GARRETT, Davidson County
Trans:T20130079653 DEEDWARR
Recvd: 09/13/13 14:24 2 pgs
Fees:13.00 Taxes:1220.63
20130913-0096875

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080017**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Kenneth G. Baker and Mary M. Baker 208 Foxley Ct Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0-A 239.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hulet Lee Thomas Jr. and Valerie Thomas, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth G. Baker and Mary M. Baker, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 423, BURKITT PLACE, PHASE 2D, SECTION 1, as shown on plat of record in Instrument No. 20111213-0097045, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation to Hulet Lee Thomas, Jr., a married man as recorded on the 6th day of August, 2012 in Instrument No. 20120806-0069710; Special Warranty Deed from NW Burkitt, LLC, a Delaware Limited Liability Company to Drees Premier Homes, Inc., a Tennessee Corporation as recorded on the 11th day of January, 2012 in Instrument No. 20120111-0002991 and Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee limited liability Company to NW Burkitt LLC, a Delaware limited liability Company as recorded on the 6th day of January, 2012 in Instrument No. 20120106-0001499, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT PLACE, PHASE 2D, SECTION 1, as recorded in Instrument No. 20111213-0097045 and PUD Boundary Plat recorded at Instrument No. 20050920-0113225.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, as amended at Instrument No. 20070202-0014304, as affected by Assignment of Developer's Rights recorded at Instrument No. 20120106-0001500.

Easement for utilities, recorded in Instrument No. 200707240087694.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050908-0108101.

Easement for right of way, recorded in Instrument No. 20061109-0139669.

Easement Agreement as set forth in instrument recorded in Instrument No. 20060317-0030915.

Conveyance of Open Space to Homeowners' Association by document recorded at Instrument No. 20071220-0145868.

Easement and Contribution Agreement as set forth in instrument recorded in Instrument No. 20050816-0096915.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20070724-0087659.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20050706-0077438 and 20060427-0048083.

Easement granted to United Telephone Co. by instrument recorded in Instrument No. 20060607-0067543.

This is improved property located at 208 Foxley Ct Nolensville TN 37135.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2013.

Hulet Lee Thomas Jr.

Valerie Thomas by Hulet Lee Thomas Jr.

Hulet Lee Thomas Jr.

Valerie Thomas by Hulet Lee Thomas, Jr., her attorney-in-fact ATTORNEY in FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hulet Lee Thomas Jr., with whom I am personallyacquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this9th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hulet Lee Thomas, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Valerie Thomas, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this9th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014