THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080185**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2013. Notary Public My Commission Expires: 11-22-2014

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

WARRANTY DEED

Address New Owner: Christi J. Witcher and Shana M. Summers, and Marlene Summers 7617 Kemberton Dr E Nolensville TN 37135	Send Tax Bills To: Magna Bank P.O. Box 17257 Memphis, TN 38187-0257	Tax Information: Tax Parcel ID No. 186040A15100CO

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, **Joshua Graves, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christi J. Witcher, Shana M. Summers and Marlene Summers as Tenants in Common with the right of survivorship** ("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 287, FINAL PLAT, BURKITT PLACE, PHASE 2G, as shown on plat of record in Instrument Nos. 20070514-0057216 and 20070628-0077531, 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 Joshua J. Graves and Kara K. Graves, husband and wife as recorded on the 20th day of August, 2009 in Instrument No. 20090820-0078386 and Quitclaim Deed from Joshua J. Graves and Kara K. Graves to Joshua Graves as recorded on the 11th day of March, 2013 in Instrument No. 20130311-0023915, 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 FINAL PLAT, BURKITT PLACE, PHASE 2G, as recorded in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531.

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

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20070724-0087694.

Quitclaim Deed for Open Space recorded in Instrument No. 20071220-0145868.

Easement for Right of Way, recorded in Instrument No. 20060607-0067534.

BILL GARRETT, Davidson County
Trans:T20130083343 DEEDWARR
Recvd: 09/26/13 12:42 3 pgs
Fees:18.00 Taxes:1183.63
20130926-0101200

Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070724-0087694.

Easement and Contribution Agreement in Instrument No. 200508160096915.

Easement Agreement in Instrument No. 200603170030915.

Storm Water Detention Agreement in Instrument No. 200604270048083.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20070724-0087659.

Rights of others thereof, in and to cemetery as referenced in Warranty Deed in Instrument No. 20050816 0096916.

PUD Boundary Plat of record in Instrument No. 200509200113225.

This is improved property located at 7617 Kemberton Dr E Nolensville TN 37135.

Kara K. Graves, wife of Joshua Graves, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 24th day of September, 2013.

Joshua Graves

Kara R. Graves by Joshua Graves, her 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, Joshua Graves, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this24th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
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, **Joshua Graves,** 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 Kara K. Graves,** 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, this 24th day of September, 2013.

Notary Public

My Commission Expires: _____



My Commission
Expires
September 9, 2014