Prepared by:
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Davidson County DEEDWARR
Recvd: 06/30/14 14:53 3 pgs
Fees:18.00 Taxes:804.75
20140630-0057293

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2014.

Notary Public
My commission expires January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert D. Smith 1795 Pleasant Hill Rd. Franklin, TN 37067	Same	186-040B-59.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Heath Stuart Adams and wife Jennifer K. Adams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert D. Smith and wife Betty J. Smith hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 59 as shown on Exhibit "B" to the Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place of record in Instrument 200702080016738, Register's Office for Davidson County, Tennessee, the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place of record in Instrument 200702070016043, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Burkitt Place PUD in Instrument 2007012500128, corrected in Instrument 200702140018953, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heath Stuart Adams and Jennifer K. Adams by Warranty Deed from Suzanne Volz of record in Instrument No. 201207050058833 and dated June 29, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4188 page 878; Book 4188, Page 871; Book 3845, Page 754; Book 4166, Page 667 Register's Office for Williamson County, Tennessee and in Instrument Nos. 20070207-0016043; 20070208-0016738; 200702-0014304; 20060306-0025388 Register's Office for Davidson County, Tennessee and in any allied instruments(s) referred to in said restrictions. 3) Easement for Contribution Agreement as set forth in instrument recorded in Instrument No. 20050816-0096915 Register's Office for Davidson County, Tennessee and Book 3657, Page 344 Register's Office for Williamson County 4) Easement for Access Agreement as set forth in instrument recorded in Book 3855 Page 402, Register's Office for Williamson County, Tennessee and in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee. 5) Easement for United Telephone Company as set forth in instrument recorded in Instrument No. 20060607-0067534 6) Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083 7) Charter of Village of Burkitt Place Homeowner's association of record in Book 4244 Page 871, Register's Office for Williamson County, Tennessee, and Instrument No. 20070206-0015779, Register's Office for Davidson County, Tennessee. 8) All matters appearing on plan of Village of Burkitt Place of record in Instrument No. 20070125-0010028, Register's Office for Davidson County, Tennessee

This property is improved property known as 7531 Kemberton Ct., Nolensville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of June, 2014.

Heath Stuart Adams

Jennifer K. Adams, by Heath Stuart Adams
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heath Stuart Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2014.

Notary Public

My Commission expires: January 11, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2014, before me personally appeared Heath Stuart Adams to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer K. Adams acknowledged that such person executed the same as the free act and deed of Jennifer K. Adams.

Notary Public

My Commission expires January 11, 2016

FILE NO: 08261

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County