# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on June 30, 2014.

NOTARY PUBLIC

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27563SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| James D. Dillard<br>Kelli Lee Rollins<br>8317 Elmcroft Court<br>Nolensville, TN 37135 | New owner | 186-4-A-178CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen D. Taggart and Diana Taggart, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto James D. Dillard and Kelli Lee Rollins, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their 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. 260 on the Final Plat of Burkitt Place, Phase 2E, of record 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 Stephen P. Taggart and wife, Diana Taggart, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 18, 2011, filed for record on July 19, 2011, in Instrument No. 20110719-0055249, Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictons for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record as Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140047372 DEEDWARR
Recvd: 07/02/14 14:40 2 pgs
Fees:13.00 Taxes:925.00

20140702-0058445

5. PUD Boundary Plat of record as Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
6. Subject to all matters shown on the Plat of record as Instrument No. 20070806-0093146, 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. 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 8317 Elmcroft 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 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 June 30, 2014.

Stephen P. Taggart by Shelly Plahuta as atty in fact

**Stephen D. Taggart**
**By: Shelly Plahuta, as Attorney in Fact**

Diana Taggart by Shelly Plahuta as atty in fact

**Diana Taggart**
**By: Shelly Plahuta, as 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, the within named Shelly Plahuta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Stephen D. Taggart and Diana Taggart, as their Attorney in Fact, as the free act and deed of the within named Shelly Plahuta.

Witness my hand and official seal on June 30, 2014.

Notary Public

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

My Commission Expires: _____