THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071490** AMY TIDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2014. Notary Public My Commission Expires: 10/18/16

WARRANTY DEED

Address New Owner: Douglas Williford and Stephanie Williford 7637 Kemberton Drive E Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186040A15600CO

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, **Donna M. Lefebvre and Paul E. Drozdowski, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Douglas Williford and Stephanie Williford, 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 282, 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 to Donna M. Lefebvre and Paul E. Drozdowski, wife and husband by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, recorded on the 11th day of July, 2011 in Instrument No. 20110711-0052697, 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 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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 amended in Instrument No. 20070628-0077531.

Covenants, Conditions and Restrictions recorded for Burkitt Place in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304.

BILL GARRETT, Davidson County
Trans:T20140062702 DEEDWARR
Recvd: 08/25/14 10:14 2 pgs
Fees:13.00 Taxes:1072.63
20140825-0077167

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.

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

Easement and Contribution Agreement in Instrument No. 20050816-0096915.

Easement Agreement in Instrument No. 20060317-0030915.

Storm Water Detention Agreement in Instrument No. 20060427-0048083.

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.

This is improved property located at 7637 Kemberton Drive E 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 13th day of August, 2014.

Donna M. Lefebvre by Paul E. Drozdowski, her Attorney-in-fact

Paul E. Drozdowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Drozdowski, 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 Donna M. Lefebvre, of 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 13th day of August, 2014.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
MARCH 25, 2018