THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14071377** Davidson County DEEDWARR Recvd: 08/27/14 11:36 3 pgs Fees:18.00 Taxes:1073.00 **20140827-0078146**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me, this 22nd day of August, 2014 Notary Public My Commission Expires: 6-30-18

WARRANTY DEED

Address New Owner: Mark A Ferguson and Laura Durham Ferguson 8441 Danbrook Drive Nolensville TN 37135	Send Tax Bills To: F&M Bank 50 Franklin St Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 186-04-0-A-175.00CO

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, **Jason Reinhard and Patricia Reinhard, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A Ferguson and Laura Durham Ferguson, 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 No. 291 on the Plan of the Revised Final Plat of Burkitt Place Phase 2E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20090902-0082756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Reinhard and wife, Patricia Reinhard by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101209-0098282, Register's Office for Davidson County, Tennessee, dated December 09, 2010 and recorded on December 09, 2010.

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.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20090902-0082756, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070806-0093146 and Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkett Place with By-Laws appended thereto, of record in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement (s) to United Telephone Company, as set forth in instrument of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument of record in Instrument Number 20050706-0077438; Instrument No. 20060427-0048083 and Instrument No. 20050908-0108101, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.

Greenbelt of record in Book 8880, Page 387, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8441 Danbrook Drive 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, their 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 22nd day of August, 2014 .

Jason Reinhard

Patricia Reinhard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Reinhard and Patricia Reinhard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014 .

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

