WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068617 DEEDWARR
Recvd: 09/15/14 10:49 2 pgs
Fees:13.00 Taxes:813.63
20140915-0084171

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER 2014.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenifer L. Mariencheck	~~New Owner~~ mortgage Investors Group	186-04-B-29.00 CO
(NAME) 7851 Kemberton Drive W	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Knoxville, Tn. 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Larry M. Case, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenifer L. Mariencheck, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND In Davidson County Tennessee, being Unit No. 29 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Registers Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Larry M. Case, an unmarried man, by Warranty Deed from Beazer Homes Corp., Inc., a Tennessee corporation, dated February 1, 2008, of record in Instrument No. 20080205-0011813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20070125-0010028 and Instrument No. 20050920-0113225; Restrictions of record in Instrument No. 20060306-0025388; Instrument No. 20070202-0014304; Instrument No. 20070207-0016043 and Instrument No. 20070208-0016738; Articles of Incorporation/ Charter of record in Instrument No. 20070206-0015779; Easement for right of way of record in Instrument No. 20060607-0067534; Easement for sanitary sewer/ storm drainage/ water mains/ pumps/ appurtenances of record in Instrument No. 20070724-0087694; Easement of record in Instrument No. 20060317-0030915; Surveyor's Certificate of Correction of record in Instrument No. 20070214-0018953; Easement and contribution agreement of record in Instrument No. 20050816-0096915; Stormwater Detention Agreement of record in Instrument No. 20060427-0048083; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20070724-0087659; Rights of others in and to the cemetery as referenced in Instrument No. 20050816-0096916; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7851 Kemberton Drive W, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Larry M. Case was an unmarried man while this property was his primary residence. He has since married and no longer resides at this property. His wife has never resided at this property.

Witness my hand this 12th day of September, 2014.

Larry M. Case

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Larry M. Case, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2014.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016