BILL GARRETT, Davidson County
Trans:T20140074335 DEEDWARR
Recvd: 10/02/14 13:49 2 pgs
Fees:13.00 Taxes:629.00
20141002-0091171

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14091943

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027
RETURN TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

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

Notary Public
My Commission Expires: 2/4/2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barry A. Burgess 1277 Bending Creek Drive Cane Ridge TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	Tax Parcel ID No. 173150A11700CO

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, **Jennifer J Wood and Jeffrey Wood, Wife and Husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Barry A. Burgess, unmarried man**, ("Grantee"), his 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. 117 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A, Lot 89, of record in Plat at Instrument No. 20011009-0109754, as amended in Instrument No. 20020605-0067914, further amended in Instrument No. 20020605-0067915, 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 Jennifer J. Wood, married and husband Jeffrey Wood by deed from Jessica L. Flatt (now Clark) and husband, Reed E. Clark of record in Instrument No. 20070220-0020612 Register's Office for Davidson County, Tennessee, dated February 14, 2007 and recorded on February 20, 2007.

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.

Subject to all matters shown on the Plan of record as Instrument Number 20011009-0109754, as amended in Instrument No. 20020605-0067914, further amended in Instrument No. 20020605-0067915, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, as amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, 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.

By-Laws of record in Book 11675, Page 497, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for Common Area of record in Instrument Number 20011219-0139981, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, Page 359, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers of record in Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for DavidsonCounty, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20111117-0089838, 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 1277 Bending Creek Drive Cane Ridge TN 37013

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 30th day of September, 2014.

Jennifer J Wood

Jeffrey Wood

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer J Wood and Jeffrey Wood, 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 30th day of September, 2014.

Notary Public
My Commission Expires: _____

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