BILL GARRETT, Davidson County
Trans:T20140095077 DEEDWARR
Recvd: 12/19/14 09:20 2 pgs
Fees:13.00 Taxes:1097.05
20141219-0116203

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $296,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2014.

Notary Public

My commission expires: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald Gene Sanders **Mandi Lynn Sanders**	New Owner	**Map/Parcel 186040A00600CO**
8065 Canonbury Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Duccio Orlandini, Trustee of the Duccio Orlandini Lifetime Trust, dated September 23, 2009 and Serena Rossi, Trustee of The Serena Rossi Lifetime Trust, dated September 23, 2009

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Gene Sanders and Mandi Lynn Sanders, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 191 on the Revised Final Plat of Burkitt Place, Phase 1A, Section 1, a Planned Unit Development, as of record in Instrument No. Instrument No. 20060315-0029572, and Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which said plans reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Duccio Orlandini and Serena Rossi, husband and wife, by Deed from Brookhaven Development, LLC, a Tennessee limited liability company, dated June 25, 2007, of record in Instrument No. 20070629-0078100, Register's Office for Davidson County, Tennessee. The said Duccio Orlandini and Serena Rossi, husband and wife conveyed their interest to Duccio Orlandini, Trustee of the Duccio Orlandini Lifetime Trust, dated September 23, 2009 an undivided 50% interest and Serena Rossi,Trustee of the Serena Rossi Lifetime Trust, dated September 23, 2009, an undivided 50%, of record in Instrument No. 20091112-0104273 dated September 25, 2009, Register's Office for Davidson County, Tennessee.

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

1) The Plan of record in Instrument No. 20060315-0029572 and Surveyor's Certificate of Correction in 20060427-0048557, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Burkitt Place, of record in Instrument No. 20060306-0025388, and amended in Instrument No. 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.

3) All matters shown on the PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

4) Easement and Contribution Agreement, of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

5) Easement Agreement to Level 3 Communications, LLC, of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6) Stormwater Detention Agreement of record in Instrument No. 20050706-0077438, Register's Office for Davidson County, Tennessee.

7) Right-of-Way Easement to United Telephone Company, of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.

8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.

9) Conveyance of common area to Burkitt Place Homeowners Association, Inc., of record in Instrument No. 20071220-0145868, Register's Office of Davidson County, Tennessee.

10) Taxes for the current year which have been prorated and paid by the Grantor herein and Grantee responsible for subsequent years taxes, not yet due and payable.

This instrument is being executed on behalf of Duccio Orlandini, pursuant to a Power of Attorney, executed by same on the 9th day of December, 2014, of record in Instrument No. 20141219-0116201, Register's Office for Davidson County. Tennessee.

This instrument is being executed on behalf of Serena Rossi, pursuant to a Power of Attorney, executed by same on the ____ day of December, 2014, of record in Instrument No. 20141219-0116202, Register's Office for Davidson County.

This is improved (_X__) Unimproved (____) property, known as **8065 Canonbury Drive, 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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **15th** day of **December, 2014.**

DUCCIO ORLANDINI, TRUSTEE
Duccio Orlandini, Trustee

By: CORY WILLMS, ATTORNEY-IN-FACT AND AGENT
Cory Willms, Attorney-in-Fact and Agent

SERENA ROSSI, TRUSTEE
Serena Rossi, Trustee

By: CORY WILLMS, ATTORNEY-IN-FACT AND AGENT
Cory Willms, Attorney-in-Fact and Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Cory Willms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Attorney-In-Fact and Agent** for **Duccio Orlandini, Trustee for The Duccio Orlandini Lifetime Trust dated September 23, 2009, and Serena Rossi, Trustee for the Serena Rossi Lifetime Trust dated September, 2009** and that he as such Attorney-In-Fact and Agent executed the foregoing instrument on behalf of and as the personal act and deed of the said Duccio Orlandini and Serena Rossi for the purpose therein contained, by signing the name of Duccio Orlandini and Serena Rossi by himself as Attorney-In-Fact and Agent.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2014.

KATHY HAND WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 9-19-16