File 26982-8 Box 14

return to: John T Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2015.

Notary Public:

My Commission Expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans: T20150019243 DEEDWARR
Recvd: 03/17/15 10:27 2 pgs
Fees: 13.00 Taxes: 814.00
20150317-0022707

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kristen L. King and Alex R. King 7509 Kimberton Ct. Nolensville, TN 37135	Magna Bank 6525 Quail Hollow Rd Suite 300 Memphis, TN 38120	186040B04800CO

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, I/we, Chris Little, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristen L. King and Alex R. King, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 48 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, Register's 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, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Chris Little, a single man, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 26, 2007, recorded October 01, 2007 in Instrument No. 20071001-0116664, Register's Office for Davidson County, Tennessee.

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

The Plan 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 Covenants of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Protective Covenants, Conditions and Restrictions and By-Laws of The Village of Burkitt Place, of record in Instrument No. 20070207-0016043, and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Charter of The Village of Burkitt Place Owners Association, Inc., of record in Instrument No. 20070206-0015779, Register's Office for Davidson County, Tennessee.

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

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

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

Stormwater Detention Agreement, of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 7509 Kimberton Ct., 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 13th day of March, 2015.

Chris Little

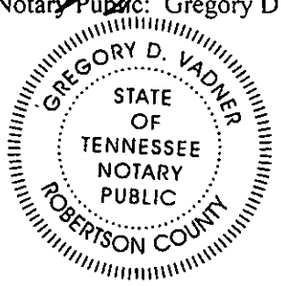
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Chris Little , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of March, 2015.

Commission Expires: 06/24/15

Notary Public: Gregory D. Vadner



This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075