Chapman

BILL GARRETT, Davidson County
Trans:T20150021243 DEEDWARR
Recvd: 03/24/15 09:08 3 pgs
Fees:18.00 Taxes:791.43
20150324-0025077

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Anthony M. Andriano
7826 Kemberton Drive W
Nolensville, Tennessee 37135

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:
New Owner

MAP	**184-04**
GROUP	**B**
PARCEL	**14.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Justine M. Doss, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anthony M. Andriano, Rebekah S. Andriano and Susan W. Milam,** 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:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **7826 Kemberton Drive W, Nolensville, Tennessee 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, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **6th** day of **February, 2015.**

Justine M. Doss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Justine M. Doss, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of February, 2015.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $213,900.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of February, 2015.

NOTARY PUBLIC

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

My Commission Expires:

#14-8908

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subidivision, Burkitt Place PUD Boundar Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, TCA, as established by Declaration of Protective Covenants, Condition, and Restrictions for the Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as shown by plat and survey of record in Instrument No. 20070207-0016043, and amended in Instrument No. 20070208-0016738, Register's Office, 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 Declaration of Covenants. Reference is hereby made to the Plan of Burkitt Place, Section 2C, a Cluster Lot Subdivision, Burkitt Place, PUD, of record in Instrument No. 20070125-0010028, as 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, Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justine M. Doss, unmarried by deed dated July 22, 2009, from John Madia and Devon Madia, husband and wife of record in Instrument no. 20090811-0075688, Register's Office for Davidson County, Tennessee