WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/15 09:21 3 pgs
Fees:18.00 Taxes:986.98
20151002-0100278

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nanette R. Coffey	Bank of America, NA	187090A20700CO
(NAME)	(NAME)	
2174 Kirkwall Drive	6400 Legacy Dr, MS: TX-972-04-02	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas M. Sims and Christina S. Sims, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nanette R. Coffey**, hereinafter called the GRANTEE(S), their heirs and/or 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. 207 as shown on the plan of Burkitt Village, Phase 1, Section 1, of record in Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas M. Sims and Christina S. Sims, husband and wife by Warranty Deed dated 03/21/2014 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 20140324-0024137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 201307190075067, Instrument 201308050081861; (2) Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record in Instrument 201307170074035; (3) Easement Agreement of record in Book 10424, Page 26; (4) Dedication of Easement for Sanitary Sewers of record in Instrument 200510310131232; (5) Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 201210290098753; (6) Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease Agreement of record in Book 10424, Page 22; (7) Charter of Burkitt Village Homeowners Association, Inc. of record in Instrument 201212130114972; (8) Application for Greenbelt Assessment of record in Book 8844, Page 881, Book 8844, Page 884, Instrument 200907300071373, and 200907300071374, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01291-12315
SMG TN Warranty Deed

This is improved ☑ property, known as 2174 Kirkwall Drive, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 30th day of September, 2015.

Thomas M. Sims

Christina S. Sims

State of Tennessee
County of Williamson

Personally appeared before me Thomas M. Sims and Christina S. Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2015.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public ~~Chris Jackson~~
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

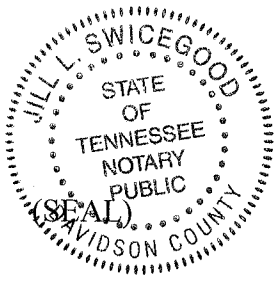
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018