G# 27790-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088648 DEEDWARR
Recvd: 10/19/15 10:15 2 pgs
Fees:13.00 Taxes:836.20
20151019-0105912

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$226,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2015.

Notary Public

My commission expires: 7/8/2019
(AFFIX SEAL)

COLLYN S. PRIEST
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Colleen Melchiorre and Daniel Melchiorre	**CUCORP, INC**	**Map 186-04-0-B Parcel 062.00co**
7539 Kemberton Court	**1400 8th Ave South**	
Nolensville, TN 37135	**Nashville, TN 37203**	

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,

Christian Trotter and Elisa Trotter, husband and wife

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

Colleen Melchiorre and Daniel Melchiorre, 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 Unit No. 62 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 Christian Trotter and Elisa Trotter, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20070904-0105415, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Christian Trotter, pursuant to a Power of Attorney executed by him on the 15th day of October, 2015, of record in Instrument No: 20151019-0105911, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Elisa Trotter, pursuant to a Power of Attorney executed by him on the 15th day of October, 2015, of record in Instrument No: 20151019-0105910, Register's Office for Davidson County, Tennessee.

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

(1) All matters shown on 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, said Register's Office;
(2) 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;
(3) Charter of The Village of Burkitt Place Owners Association, Inc., of record in Instrument No. 20070206-0015779, Register's Office for Davidson County, Tennessee;
(4) All matters shown on the Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee;
(5) Easement and Contribution Agreement, of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee;
(6) Easement Agreement to Level 3 Communications, LLC, of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee;

(7) Stormwater Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee;
(8) Right-of-Way Easement to United Telephone Company, of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee;
(9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee;
(10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee;
(11) Declaration of Covenants, Conditions and Restrictions for Burkitt Place, of record in Instrument No. 20060306-0025388 and amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee; and
(12) Taxes for the current year which has been prorated and was paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **7539 Kemberton Court, 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 **16th** day of **October, 2015.**

Christian Trotter by Houston Howell, attorney-in-fact
Christian Trotter
By: Houston Howell, Attorney-In-Fact

Elisa Trotter by Houston Howell, attorney-in-fact
Elisa Trotter
By: Houston Howell, Attorney-In-Fact

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 **Houston Howell**, 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 for **Christian Trotter and Elisa Trotter, husband and wife**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christian Trotter and Elisa Trotter, husband and wife**, for the purpose therein contained by signing the name of **Christian Trotter and Elisa Trotter,** by himself as Attorney-In-Fact..

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **October, 2015.**

Corylyn S. Priest
Notary Public

My Commission Expires: 7/8/2019

