AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15105699

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $353,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, ~~2015~~

Notary Public
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

BILL GARRETT, Davidson County
Trans:T20150102741 DEEDWARR
Recvd: 12/04/15 12:03 2 pgs
Fees:13.00 Taxes:1306.10
20151204-0122414

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert S Kent and Carole A Kent 228 Foxley Ct Nolensville TN 37135	First Community Mgt. PO Box 246 Union City, TN 38281	Tax Parcel ID No. 186-04-0A-234.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Short and Jodi Short, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert S Kent and Carole A Kent, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 1, Cluster Lot Subdivision of record in Plat at Instrument No. 20111213-0097045, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Short and Jodi Short, husband and wife by Warranty deed from Drees Premier Homes, Inc., a Ohio Corporation of record in Instrument No. 20120801-0067780 Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on August 01, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20111213-0097045, Register's Office of Davidson County, Tennessee.

PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388, as amended in Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common areas of record in Instrument No. 20071220-0145868, Register's Office of Davidson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office of Davidson County, Tennessee.
Right-of-Way Easement to United Telephone Company of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement(s) of record in Instrument No. 20050706-0077438 and Instrument No. 20060427-0048083, Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050908-0108101 and Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.
Notice of Greenbelt assessments of record in Book 8880, Page 387, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20120111-0002991 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 228 Foxley Ct Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2015.

Ryan Short

Jodi Short

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Short and Jodi Short, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018