WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/15 14:11 3 pgs
Fees:18.00 Taxes:806.23
20151222-0128786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1552B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sheryl Milan Josey	First Community Mortgage	186-04-0B-005.00-CO
7808 Kemberton Drive West	275 Robert Rose Drive	
Nolensville, TN 37135-4029	Murfreesboro, TN 3729	

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,

FREDERICK A. CHISM, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERYL MILAN JOSEY, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 5 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, to which reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Wade E. Mahuron, unmarried by Warranty deed from Beazer Homes Corp., Inc., a Tennessee Corporation of record in Instrument No. 20080425-0042139 Register's Office for Davidson County, Tennessee, dated April 23, 2008 and recorded on April 25, 2008.

Being the same property conveyed to Fredrick A. Chism, a single man by Warranty deed from Wade E. Mahuron, unmarried of record in Instrument No. 20140422-0033413 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 22, 2014. Fredrick A. Chism and Frederick A. Chism being one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20070125-0010028, corrected in Instrument Number 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 of Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plan of record as Instrument Number 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 with By-Laws appended thereto, of record in Instrument Number 20070207-0016043, as amended in Instrument Number 20070208-0016738, and in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304, and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.

Charter of The Village of Burkitt Place Owner's Association, Inc. of record in Instrument Number 20070206-0015779, in the Register's Office for Davidson County, Tennessee.

Assignment of Developer's Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in 20060427-0048083, in the Register's Office for Davidson County, Tennessee.

Inspective and Maintenance Agreement of record in Instrument Number 20070724-0087659, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Agreement of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20050816-0096915 and in Instrument Number 20060317-0030915, 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.

Right-of-Way Easement to United Telephone Company of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 7808 Kemberton Drive West, Nolensville, TN 37135-4029

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 in 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 hand on the 11th day of December, 2015.

Frederick A. Chism

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, FREDERICK A. CHISM, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2015.

Notary Public

My Commission Expires: May 26, 2019

CARL THAME
MY COMMISSION # FF 228879
EXPIRES: May 26, 2019
Bonded Thru Notary Public Underwriters

File #: 15-1552B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

