This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $229,000.00.

Affiant

Subscribed and sworn before me this the 7th day of March, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/16 09:43 3 pgs
Fees:18.00 Taxes:847.30
20160311-0023385

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Charles Tilton 7806 Kemberton Drive West Nolensville, TN 37135-4029	New Owner	186-04-0B-004.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRI ROBERTS AND JAMIE BERNICE ALBERS, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE NANCY C. WHEELER FAMILY TRUST DATED JUNE 26, 2015**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW CHARLES TILTON AND MANWA NASSEB TILTON**, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson County**, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 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 Terri Roberts and Jamie Bernice Albers, Trustees, or their Successors in Interest, of the Nancy C. Wheeler Family Trust dated June 26, 2015, and any amendments thereto by Quitclaim deed from Nancy Wheeler, a single woman of record in Instrument No. 20150709-0066598 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 09, 2015.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7806 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TR

Witness my hand this the 7th day of March, 2016.

Terri Roberts, Co-Trustee of the Nancy C. Wheeler Family Trust u/a/d June 26, 2015

Witness my hand this the 7th day of March, 2016.

Jamie Bernice Albers, Co-Trustee of the Nancy C. Wheeler Family Trust u/a/d June 26, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Terri Roberts**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged herself to be the Trustee of the within named bargainor, a Family Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Family Trust by the said **Terri Roberts** such Trustee.

Witness my hand and official seal on this the 7th day of March, 2016.

My Commission Expires: 4-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jamie Bernice Albers**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Family Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Family Trust by the said **Jamie Bernice Albers** such Trustee.

Witness my hand and official seal on this the 7th day of March, 2016.

My Commission Expires: 4-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

