THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036827** BILL GARRETT, Davidson County Trans:T20160028434 DEEDWARR Recvd: 04/07/16 14:30 2 pgs Fees:13.00 Taxes:851.00 20160407-0033537	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brandon Suhan Rim 3964 STEPHENS RIDGE WAY Antioch, TN 37013-4582	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-16-A-249.00 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, **Kevin James Burk and wife, Laura Burk** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brandon Rim, an unmarried man**, ("Grantees"), its 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. 115 on the Plan of Hidden Creek, Phase 4, Section 2, as of record in Instrument No. 20060627-0076909, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin James Burk and wife, Laura Burk by Warranty Deed from Jennifer Showalter and Gerron Showalter, wife and husband, recorded on the 28th day of December, 2011 in Instrument No. 20111228-0101235, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HIDDEN CREEK, PHASE 4, SECTION 2, as recorded in Instrument No. 20060627-0076909.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020514-0059176, amended at Instrument Nos. 20030313-0033781, 20050308-0025065 and 20090908-0084135 and supplemented at Instrument No. 20060828-0105538.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027389, amended at Instrument No. 20090908-0084136.

Charter recorded at Instrument No. 20030303-0027388, amended at Instrument No. 20081230-0123265.

Easement for Storm Water Detention, recorded in Instrument No. 20020320-0034487.

Homeowners Association - Common Area and Open Area recorded at Instrument No. 20060828-0105539.

This is improved property located at 3964 STEPHENS RIDGE WAY Antioch TN 37013-4582.

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 5th day of April, 2016.

Kevin James Burk

Laura Burk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin James Burk and Laura Burk, 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 5th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018