Davidson County	DEEDWARR
Recvd: 04/12/16 08:47	3 pgs
Fees:18.00 Taxes:1344.95	
20160412-0034765	

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644
161967

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$363,500.00~~

Affiant

Subscribed and sworn to before me, this 8th day of April 2016.

Notary Public
My commission expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaun D. Roberts	Community Financial Services	186040A22700CO
304 Whitman Ct.	P.O. Box 467	
Nolensville TN 37135	Benton, Ky 42025	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Adam E. Wilson and Amber P. Wilson* hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shaun D. Roberts, a married man and Kara J. Roberts, his wife 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:

*Husband and Wife

Being Lot No. 404, on the plan of Final Plat, Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam E. Wilson and Amber P. Wilson, husband and wife by deed dated July 31, 2014 from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20140801-0068672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Final Plat, Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20060306-0025388, 20070202-0014304 and 20150714-0068441, Register's Office for Davidson County, Tennessee 4) Assignment of Developers Rights of record in Instrument No. 20120106-0001500 5) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 20050908-0108101 7)

Easement Agreement of record in Instrument No. 20060317-0030915 8) Stormwater Detention Agreement of record in Instrument No. 20060427-0048083

This property is improved property known as 304 Whitman Ct., Nolensville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 7th day of April, 2016.

Adam E. Wilson by Flint Adam, attorney in fact
Adam E. Wilson, by Flint Adam
His Attorney-in-fact

Amber P. Wilson by Flint Adam, attorney in fact
Amber P. Wilson, by Flint Adam
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of April, 2016, before me personally appeared Flint Adam to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam E. Wilson and Amber P. Wilson acknowledged that such person executed the same as the free act and deed of Adam E. Wilson and Amber P. Wilson.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/15

FILE NO: 09369

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith