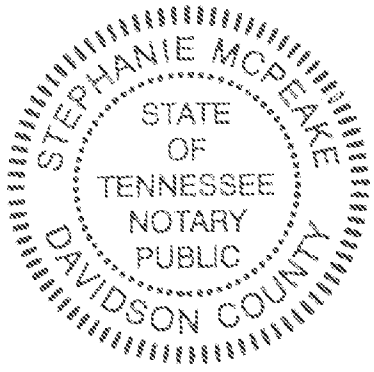
Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $317,500.00

Affiant

Subscribed and sworn to before me, this 15th day of April 2016.

Notary Public

My commission expires: 1-11-17

Davidson County DEEDWARR
Recvd: 04/15/16 14:30 3 pgs
Fees:18.00 Taxes:1174.75
20160415-0036580

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristan E. Edwards 8065 Canonbury Dr. Nolensville TN 37135	New Owner	186040A006.00

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 Donald G. Sanders and wife Mandi Lynn Sanders hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kristan E. Edwards and Earon V. Edwards, wife and husband 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:

Being Lot No. 191 on the Plat of Burkitt Place, Phase 1A, Section 1, a Planned Unit Development, as of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which said plans reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald G. Sanders and Mandi Lynn Sanders by deed from Duccio Orlandini, Trustee of the Duccio Orlandini Lifetime Trust dated September 23, 2009 and Serena Rossi , Trustee of Serena Rossi Lifetime Trust dated September 23, 2009 of record in Instrument No. 20141219-0116203 Register's Office for Davidson County, Tennessee and dated 12/15/14.

Donald G. Sanders is one and the same as Donald Gene Sanders.

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 the plan of Burkitt Place Phase 1a Section 1 of record in Instrument No. 20050920-0113225 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in No 20060306-0025388 and amended in No 20070202-0014304 and in any allied instruments(s) referred to in said restrictions. 4) Easement and

Contribution Agreement of record in Instrument No. 20050816-0096915 5) Easement Agreement to Level 3 Communications, LLC of record in Instrument No 20060317-0030915 6) Stormwater Detention Agreement of record in Instrument No 20050706-0077438 7) ROW Easement to United Telephone Company of record in Instrument No 20060607-0067534

This property is improved property known as 8065 Canonbury Dr., 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 15 day of April, 2016.

Donald G. Sanders

Mandi Lynn Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald G. Sanders and Mandi Lynn Sanders, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of April, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09345

True Copy Certification

I, AMANDA JOLLIFF, 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 WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, 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: JANUARY 11, 2017

{Notary' Seal}

