WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036471 DEEDWARR
Recvd: 05/03/16 09:55 2 pgs
Fees:13.00 Taxes:888.00
20160503-0043270

P-BR-16-7527-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Amy Hancock and Don Hancock	Farmington Mortgage	
(NAME) **7527 Kemberton Ct.**	(NAME) 2002 Richard Jones Rd., Ste 300A	**186-04-0B-057.00-CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KATHERINE SERBERT AND ADAM SERBERT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY HANCOCK AND DON HANCOCK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 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 Katherine Serbert and Adam Serbert, wife and husband by Quitclaim deed from Katherine Serbert f/k/a Katherine Fleckenstein and Adam Serbert, wife and husband of record in Instrument No. 20121105-0101804 Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on November 05, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20070125-0010028, as corrected in Instrument No. 20070214-0018953;
- Covenants, Conditions and Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304 and supplemented in Instrument No. 20150714-0068441;
- All matters shown on Plat of record in Instrument No. 20050920-0113225;
- HOA Charter of record in Instrument No. 20070206-0015779;
- Right of Way Easement of record in Instrument No. 20060607-0067534;
- Easement and Contribution Agreement of record in Instrument No. 20050816-0096915;
- Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7527 Kemberton 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; and we do covenant with the said GRANTEE(S) that we 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; 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 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/our hand(s) this the 2nd DAY OF MAY, 2016.

Katherine Serbert

Katherine Serbert

Adam Serbert

Adam Serbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE SERBERT AND ADAM SERBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212