28440-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2016. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Milton T. Burrell	**Farmington Mortgage, a division of CapStar Bank**	**Map 182-01-0-A Parcel 121.00co**
268 Sundown Drive	**2002 Richard Jones Road, Suite 300A**	
Antioch, TN 37013	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard B. Hollingshead and Erin C. Hollingshead, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milton T. Burrell, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Phase Two, Sunset Hills, of record in Instrument No. 20100222-0013295, 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 Richard B. Hollingshead and Erin C. Hollingshead, husband and wife, by Deed dated March 31, 2011 from Lake Forest Homes, Inc., of record in Instrument No. 20110404-0025700, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20100222-0013295, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5894, Page 186, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions and Bylaws of Sunset Hills, of record in Instrument No. 20070605-0067129, and supplement and amendments of record in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee. (4) Charter of Sunset Hills Homeowners' Association, Inc. of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee. (5) Subject to a cemetery along with rights of ingress and egress as stated in the Deed of record in Book 5388, Page 713, said Register's Office. (6) Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record in Instrument No. 20070710-0082048, said Register's Office. (7) Agreement for Dedication of Easement for Private Sanitary Sewer Service Line of record in Instrument No. 20100721-0057062 and Instrument No. 20100721-0057063, said Register's Office. (8) Underground Water, Sewer and/or Utility Lines Easement and Maintenance Agreement of record in Instrument No. 20080805-0080303, said Register's Office. (9) Conveyance of open space to Sunset Hills Homeowners' Association, Inc., of record in Instrument No. 20100225-0014274, said Register's Office. (10) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **268 Sundown Drive, Antioch, TN 37013**

BILL GARRETT, Davidson County
Trans:T20160045886 DEEDWARR
Recvd: 06/01/16 09:38 2 pgs
Fees:13.00 Taxes:795.50
20160601-0054811

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 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 GRANTEES, 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 **31st** day of **May, 2016.**

Richard B. Hollingshead

Erin C. Hollingshead

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, **Richard B. Hollingshead and Erin C. Hollingshead,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville (CITY), Kentucky (STATE), this **31st** day of **May, 2016.**

Tabetha L Francis #513678
Notary Public

My Commission Expires: June 19, 2018