THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $327,500.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160061775 DEEDWARR
Recvd: 07/19/16 08:54 2 pgs
Fees:13.00 Taxes:1211.75
20160719-0073917

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jane F. Bauer 8332 ELMCROFT CT Nolensville TN 37135-4028	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-188.00 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, **Judson W. Larson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane F. Bauer, unmarried woman** ("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 250, PHASE 2-E, BURKITT PLACE, as shown on plat of record in Instrument No. 20070806-0093146, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judson W. Larson, unmarried by Warranty Deed from Brookhaven Development, LLC, a Tennessee limited liability company, recorded on the 19th day of May, 2008 in Instrument No. 20080519-0051165, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2-E, BURKITT PLACE, as recorded in Instrument No. 20070806-0093146 and Boundary Plat recorded at Instrument No. 20050920-0113225.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20060306-0025388 and 20070202-0014304.

Easement for Level 3 Communications, LLC, recorded in Instrument No. 20060317-0030915.

Easement for Access, recorded in Instrument No. 20050816-0096915.

Easement for Right-of-way, recorded in Instrument No. 20060607-0067534.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.

Conveyance of common area recorded at Instrument No. 20071220-0145868.

This is improved property located at 8332 ELMCROFT CT Nolensville TN 37135-4028

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 14th day of July, 2016.

Judson W. Larson

Amy Larson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judson W. Larson and Amy Larson, 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 14th day of July, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018