WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065881 DEEDWARR
Recvd: 08/01/16 12:22 4 pgs
Fees: 23.00 Taxes: 1498.50
20160801-0079035

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JULY 28, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19

NATHAN KEITH NOLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edmond Conway	new owner	186-04-0A-228.00-CO
(NAME)	(NAME)	
300 Whitman Court		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations the receipt of which is hereby acknowledged, we,

Cynthia L. Knight and Kevin L. Knight, wife and husband,

hereinafter called the Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto

To

Edmond Conway and Inge E, McWilliams, MARRIED,

hereinafter called the Grantees, their, 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. 403 on the Plan of Final Plat Burkitt Place, Phase 2D, Section 3 of record in Plat at Instrument Number 20120517-0043031, in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Cynthia L. Knight and Kevin L. Knight, wife and husband by Warranty Deed from Celebration Homes, LLC by deed filed at Instrument Number 20130226-0018989 in the Register's Office for Davidson County, Tennessee on February 21, 2013 and rerecorded on February 26, 2013.

unimproved ☐

This is improved ☑ property, known as **300 Whitman Court, Nolensville, TN 37135**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for

Subdivision restrictions, building lines and easements of record at Instrument (See Exhibit "A" attached hereto), in the Register's Office of Williamson County and in Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All assessments, county taxes due for the tax year 2016, and thereafter, not yet due and payable, all for Parcel Number 186-04-0A-228.00-CO.

and it does further covenant and bind itself, its 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 our hands this July 28, 2016.

Cynthia L. Knight

Cynthia L. Knight

Kevin L. Knight

Kevin L. Knight

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, Cynthia L. Knight and Kevin L. Knight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Memphis, dated July 28, 2016.

Notary Public

My Commission Expires: 12/9/2017

SHARON N KULZE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES DECEMBER 9, 2017

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

File No.: 20160477

EXHIBIT "A"

SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS

1. Subject to all matters shown on the Plan of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee.

2 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, Page 754, as amended in Book 4611, Page 667 and Book 4179, Page 811 (all of record in the Register's Office for Williamson County, Tennessee) and Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Restrictions of record as Instrument Number 20130226-0018939 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Book 3845, Page 789, Register's Office for Williamson, County, Tennessee.

5. Charter for Burkitt Place HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.

6. Assignment of Developers rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

7. Deed for common areas to HOA of record in Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on PUD Boundary Plat the Plan of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record in Book 3855, Page 402 (Register's Office for Williamson County, Tennessee) and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.

10. Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.

11. Ingress & Egress Easement in reference to cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.

12. Easement and contribution agreement of record in Book 3657, Page 344 (Register's Office for Williamson County, Tennessee) and Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.

13. Easement to United Telephone Company of record in Book 3940, Page 211 (Register's Office for Williamson County, Tennessee) and Instrument No. 20060607-0067543, in the Register's Office for Davidson County, Tennessee.

14. Sanitary Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.

15. Sewer Easement of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee.

16. Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.

17. Notice of Greenbelt Assessments of record in Book 8880, Page 387, in the Register's Office for DavidsonCounty, Tennessee.

18. Right of Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for DavidsonCounty, Tennessee.

19. Subject to rights of others in and to the common areas and/or elements.