WARRANTY DEED

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Catona S. Francisco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: March 8, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catona S. Francisco	SIRVA Mortgage, Inc	181100A31900CO
(NAME)	(NAME)	
7520 Oakledge Drive	6200 Oak Tree Blvd, Ste 300	Davidson County DEEDWARR Recvd: 08/01/16 16:03 3 pgs Fees:18.00 Taxes:1280.20 **20160801-0079292**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Independence, OH 44131	
(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 considerations, the receipt of which is hereby acknowledged, we, **Calvin Burnett and Rosalind Brook Burnett, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Catona S. Francisco and A'lexis Autumn Francisco, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1046 on the Plan of Final Plat, Autumn Oaks Subdivision Phase 10B, a Cluster Subdivision of record in Plat Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Calvin Burnett and Rosalind Brook Burnett, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 06/17/2015, recorded 06/18/2015, of record in Instrument No. 20150618-0058342, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 201403310026145 and map of record in Book 6900, Page 786; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 200109120099443, Amendment to Declaration of record in Instrument No. 201012060096935, Amended in Instrument No. 200305130064238; (3) Resolution by the Autumn Oaks HOA Board of Directors of record in Instrument No. 201004140028160; (4) Charter (Nonprofit Corporation) of record in Instrument No. 200109120099442; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11217, Page 799, Book 9343, Page 199, Book 9343, Page 196; (6) Storm Water Detention Agreement of record in Book 7760, Page 970; (7) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7515, Page 298; (8) Restrictions Contained in Warranty Deed of record in Book 6704, Page 405 and Book 6704, Page 397; Amended in Book 6968, Page 30; (9) Easement Contained in Right of Way Agreement of record in Book 4240, Page 667 and Book 2245, Page 271; (10) Contract of Easement and Furnishing of Water of record in Book 3376, Page 239; (11) Easement of record in Book 475, Page 547 and Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7520 Oakledge Drive, Brentwood, TN 37027
(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 GRANTEE(S), 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), 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 1st day of August, 2016.

Calvin Burnett

Rosalind Brook Burnett

State of Tennessee
County of Williamson

Personally appeared before me Calvin Burnett and Rosalind Brook Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

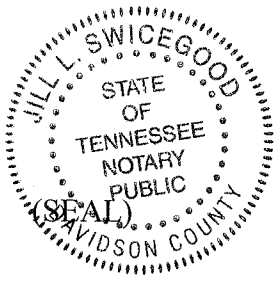
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018