Davidson County	DEEDWARR
Recvd: 10/04/16 09:04	2 pgs
Fees:13.00 Taxes:1287.60	
20161004-0104278	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-RF-16-8020-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

165820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven H. Gunnells	NEW OWNER	
(NAME)	(NAME)	**186-04-0A-021.00-CO**
8020 Canonbury Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135-4027		
(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, **JADE MAYER AND JULIE MAYER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN H. GUNNELLS AND PAMELA S. GUNNELLS, HUSBAND AND WIFE,** 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 Lot No. 206 on the Plan of Final Plat of Burkitt Place, Phase 1A, Section 1, of record in Plat at Instrument No. 20060315-0029572 and Surveyors Certificate of Correction recorded in Instrument No. 20060427-0048557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jade Mayer and Julie Mayer by Warranty deed from Kyle D. Duvall, Jr. and Jenna L. Duvall, husband and wife of record in Instrument No. 20140424-0034509 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 24, 2014.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060315-0029572, as corrected in Instrument Number 20060427-0048557, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of PUD Boundary Plat record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
- 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 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 3845, Page 789, Register's Office for Williamson, County, Tennessee.
- Charter for Burkitt Place HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
- Deed for common areas to HOA of record in Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 3855, Page 402 and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.
- Ingress & Egress Easement in reference to cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.
- Easement and contribution agreement of record in Book 3657, Page 344 and Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Book 3940, Page 211, and Instrument No. 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.

• Sewer Easement of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee.
• Subject to all matters shown on PUD Boundary Plat the Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
• Greenbelt Assessment of record in Book 8881, Page 778, in the Register's Office for Williamson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for DavidsonCounty, Tennessee.
• Assignment of Developer Rights of record in Instrument Number 20120106-0001500, in the Register's Office for DavidsonCounty, Tennessee.
• Easement of record in Instrument Number 20050908-0108101, in the Register's Office for DavidsonCounty, Tennessee.
• Easement to United Telephone Co. of record in Instrument Number 20060607-0067534, in the Register's Office for DavidsonCounty, Tennessee.
• Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070724-0087659, in the Register's Office for DavidsonCounty, Tennessee.
• Sanitary Sewer Easement of record in Instrument Number 20070724-0087694, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20140424-0034509 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8020 Canonbury Drive , Nolensville, Tennessee 37135-4027**.

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 30th DAY OF SEPTEMBER, 2016.

Jade Mayer

Julie Mayer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JADE MAYER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE MAYER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018