BOK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093243 DEEDWARR
Recvd: 10/21/16 13:41 2 pgs
Fees:13.00 Taxes:1147.00
20161021-0111566

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on October 20, 2016.

NOTARY PUBLIC

My Commission Expires:

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES AUGUST, 27 2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29797SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lisa D. Mays 504 Wilcox Court Nolensville, TN 37135	"New Owner"	186-4-A-360CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Denise A. Paine, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Lisa D. Mays, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 360 on the Final Plat of Burkitt Place, Phase 2-K, Section 2, as of record in Instrument No.: 20140609-0049811, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Denzel M. Long and Denise A. Paine, as joint tenants with rights of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 5, 2014 and recorded on December 9, 2014, of record in Instrument No.: 20141209-0112578, Register's Office for Davidson County, Tennessee. The said Denzel M. Long having since died on April 28, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County City taxes which have been paid by the Grantor and prorated by the parties.
2. The Plan of record in Instrument No. 20140609-0049811, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place, of record in Instrument No.: 20060306-0025388, and as amended in Instrument No.: 20070202-00143024, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement, of record in Instrument No.: 20050816-0096915, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6. PUD Boundary Plat of record in Instrument No.: 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Storm water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.
8. Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 504 Wilcox Court, Nolensville, TN 37135.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 20th day of October, 2016.

Denise A. Paine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Denise A. Paine to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 20, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE