Davidson County DEEDWARR
Recvd: 11/09/16 14:36 3 pgs
Fees:18.00 Taxes:1524.40
20161109-0118722

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099323** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,000.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Julio A. Borbon and Amber L Blyler-Borbon 8168 MIDDLEWICK LN Nolensville TN 37135-4007	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-119.00 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, **Jacob J. Sims and Katherine H. Sims, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julio A. Borbon and Amber L Blyler-Borbon, husband and wife**, ("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 No. 306 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacob J. Sims and Katherine H. Sims, husband and wife by Warranty Deed from Celebration Homes, LLC, a Limited Liability Company, recorded on the 13th day of December, 2011 in Instrument No. 20111213-0096956, 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.

Greenbelt Assessment recorded in Book 8880, Page 387 (if applicable).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF BURKITT PLACE, PHASE 2B, as recorded in Instrument No. 20070222-0021966 and Boundary Plat recorded at Instrument No. 20050920-0113225.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20060306-0025388 and 20070202-0014304 and Assignment of Developer's Rights recorded at Instrument No. 20120106-0001500.

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

Easement and Contribution Agreement, recorded in Instrument No. 20050816-0096915.

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

Dedication of Common Area recorded at Instrument No. 20071220-0145868.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20050908-0108101.

This is improved property located at 8168 MIDDLEWICK LN Nolensville TN 37135-4007

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 18th day of October, 2016.

Jacob J. Sims
By: Josh Anderson, Attorney in fact

Katherine H. Sims
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jacob J. Sims and Katherine H. Sims, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of October 2016.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I, Evelyn Watkins, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY