WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105806 DEEDWARR
Recvd: 12/01/16 14:19 2 pgs
Fees:13.00 Taxes:1103.06
20161201-0126211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,125.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

ANGELA Y. POSTON-WILLIAMSON · DAVIDSON COUNTY, TN · STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2732B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Buddy E. Smola	new owner	186-04-0A-032.00-CO
8064 Canonbury Drive		
Nolensville, TN 37135-4027		

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,

NANCY R. SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BUDDY E. SMOLA, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 217 on the Plan of Final Plat of Burkitt Place, Phase 1A, Section 1 of record in Plat at Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record 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 Nancy R. Smith by Warranty deed from Carolyn A. Martz, a single woman of record in Instrument No. 20141002-0090947 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, 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.

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

This is property known as 8064 Canonbury Drive, Nolensville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 30th day of November, 2016.

Nancy R. Smith by Jenny Kaye McDonald Calvin, Attorney-in-Fact

Nancy R. Smith

By: Jenny Kaye McDonald Calvin, Attorney-In-Fact

Pursuant to Power of Attorney of record in Instrument No. 20161130-0125831, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JENNY KAYE MCDONALD CALVIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Nancy R. Smith for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Nancy R. Smith.

Witness my hand and official seal, this 30th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2732B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027