BILL GARRETT, Davidson County
Trans:T20170006753 DEEDWARR
Recvd: 01/24/17 11:34 2 pgs
Fees:13.00 Taxes:872.83
20170124-0007644

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of January, 2017 by and between David T. Surbrook, a married man, hereinafter referred to as GRANTOR, and Robert Joseph Northup Jr., an unmarried person, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 36 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended , Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizonal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to David T. Surbrook, a married man, by Warranty Deed, from Beazer Homes Corp., Inc., a Tennessee corporation, dated January 29, 2008, recorded January 30, 2008, of record in Instrument No. 20080130-0009282, Register's Office for Davidson County, Tennessee.

Karyn Hollingsworth joins in this conveyance to relinquish any marital rights she has in the property.

This is [xx]improved [ ]unimproved property known as: 7837 Kemberton Drive W, Nolensville, TN 37135

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David T. Surbrook

Karyn Hollingsworth

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, David T. Surbrook and Karyn Hollingsworth, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of January, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Robert Joseph Northup Jr.
7837 Kemberton Drive W,
Nolensville, TN 37135

Send Tax Statements to:

Shelter Mortgage Company
P. O. Box 740039
Cincinnati, OH 45274-0039

Map & Parcel: 186 040 B 036.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $235,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of January, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-711