Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,775.00

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly E. Burge	NEW OWNER	126 16 0A 097.00
(NAME)	(NAME)	
6704 Boundary Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170008873 DEEDWARR
Recvd: 01/31/17 09:13 2 pgs
Fees:13.00 Taxes:968.57
20170131-0010032

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, we, **Jason P. Little and Jamie Faye Little**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly E. Burge and Richard D. Burge, wife and husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 97 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Plat Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason P. Little and Jamie Faye Little, husband and wife by Warranty Deed from Natalie Allison, married (formerly known as Natalie Glaser), dated 04/25/2016 recorded 04/27/2016, of record in Instrument No. 20160427-0040918, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20011105-0121083, First Amendment to Declaration of Easement of record in Instrument No. 20020424-0050565, Second Amendment to Declaration of Easement of record in Instrument No. 20040430-0049313, Third Amendment to Declaration of Easement of record in Instrument No. 20040506-0051985, Seventh Amendment to Declaration of Easement of record in Instrument No. 20061214-0154502, in the Register's Office for Davidson County, Tennessee.
Easement contained Release of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 751, Page 375, and Book 787, Page 07 in the Register's Office for Davidson County, Tennessee.
Easement contained in Declaration of Taking of record in Book 4205, Page 194, in the Register's Office for Davidson County, Tennessee.
Easement contained in Judgment of record in Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
Declaration for Road and Utility Access Easement of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20040826-0103240, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.

P.U.D. Boundary Plat Riverwalk Community of record in Instrument No. 2001 0240115969, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20020424-0050564, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6704 Boundary Run, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 27th day of January, 2017.

Jason P. Little by Jamie Faye Little Attorney in Fact for Jason P. Little

Jamie Faye Little

Jason P. Little by Jamie Faye Little Attorney in Fact

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Faye Little with whom I am personally acquainted and who proved herself to be the Attorney in Fact for Jason P. Little, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal this 27th day of January, 2017.

Notary Public _____
My Commission Expires: 11/5/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson
Personally appeared before me Jamie Faye Little, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.
WITNESS my hand and seal this 27th day of January, 2017.

Notary Public _____
My Commission Expires: 11/5/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064