BILL GARRETT, Davidson County
Trans: T20170029956 DEEDWARR
Recvd: 04/10/17 11:21 2 pgs
Fees: 13.00 Taxes: 869.50
20170410-0034805

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott M. Levine and Sheila A. Levine 7537 Kemberton Court Nolensville, TN 37135	Same address as new owner	186 04 0B 061.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALFRED S. HENSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SCOTT M. LEVINE AND WIFE, SHEILA A. LEVINE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being al of Unit No. 61, on the Final Plat of Burkitt Place, Phase 2 C, a Cluster Lot Subdivision, Burkitt Place PUD, boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place, a Horizontal Property Regime with Private elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alfred S. Henson, by Quitclaim Deed (pursuant to marital dissolution) from Michelle D. Henson, dated 6/18/2010, recorded 6/22/2010, of record in Instrument No. 20100622-0048643, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Alfred S. Henson and wife, Michelle D, Henson by deed from Beazer Homes Corp. dated 8/21/07, of record in Instrument No. 20090320-0025281, said Register's Office.

The address of the herein described property is believed to be 7537 Kemberton Court, Nolensville, TN 37135, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any

discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2017.

ALFRED S. HENSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alfred S. Henson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017