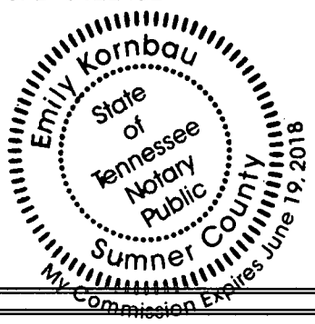
BILL GARRETT, Davidson County
Trans:T20170041092 DEEDWARR
Recvd: 05/15/17 11:26 2 pgs
Fees:13.00 Taxes:1480.00
20170515-0047890

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170411452**<br><br> | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $399,999.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of May, 2017.<br><br>Notary Public<br>My Commission Expires: 10/19/18 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Sarah L. Logan<br>105 Hartley Court<br>Nolensville TN 37135-4034 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>186-04-0-A-107.00 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, **Megan V. Brown n/k/a Megan Klope, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah L. Logan**, ("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. 151 on the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669 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 by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company to Megan V. Brown as recorded on the 7th day of March, 2012 in Instrument No. 20120307-0020132 and Affidavit of Scrivener's Error as recorded in Instrument No. 20120313-0021465, 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 2017 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF BURKITT PLACE, PHASE 1B, SECTION 1, as recorded in Instrument No. 20061109-0139669 and Boundary Plat recorded at Instrument No. 20061109-0139669.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060306-0025388 and 20070202-0014304.

Easement for Communication/Transmission Facilities, recorded in Instrument No. 20060317-0030915.

Easement for Right of Way, recorded in Instrument No. 20060607-0067534.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Pond Maintenance Agreement recorded at Instrument No. 20060315-0029571.

This is improved property located at 105 Hartley Court Nolensville TN 37135-4034

**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 11th day of May, 2017.

Megan V. Brown n/k/a Megan Klope
By Andrew Klope, attorney in fact

Megan V. Brown n/k/a Megan Klope
By: Andrew Klope, Attorney in Fact

Andrew Klope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Klope, 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 Megan V. Brown n/k/a Megan Klope, 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 11th day of May 2017.

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Nathan L. Powers
Notary Public

my commission expires: 01/17/21

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Klope, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2017.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY