THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170511795**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2017. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170045458 DEEDWARR
Recvd: 05/30/17 10:30 2 pgs
Fees:13.00 Taxes:1535.50
20170530-0053223

WARRANTY DEED

Address New Owner: James Nyquist Jillian Nyquist 8928 Macauley Lane Nolensville TN 37135-4013	Send Tax Bills To: SUNTRUST MORTGAGE P O Box 79041 Baltimore, MD 21279-0042	Tax Information: Tax Parcel ID No. 186-04-0A-060.00-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, **Ronald B. Watson and wife, Melanie Watson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Nyquist and Jillian Nyquist, husband and wife**, ("Grantees"), their 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. 170 on the Plan of Final Plat Burkitt Place, Phase 1A, Section 2, Cluster Lot Subdivision, of record in Plat at Instrument No. 20060315-0029571 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, 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 Ronald B. Watson and wife, Melanie Watson by Warranty deed from Michael Landis and Rebecca Landis, husband and wife of record in Instrument No. 20120221-0014585 Register's Office for Davidson County, Tennessee, dated February 14, 2012 and recorded on February 21, 2012.

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.

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 20060315-0029571 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 (Register's Office for Williamson County, Tennessee) 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 (Register's Office for Williamson County, Tennessee) 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 (Register's Office for Williamson County, Tennessee) 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.

Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 8928 Macauley Lane Nolensville TN 37135-4013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 26th day of May, 2017.

Ronald B. Watson

Melanie Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018