File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511848** BILL GARRETT, Davidson County Trans:T20170054122 DEEDWARR Recvd: 06/23/17 14:34 2 pgs Fees:13.00 Taxes:1343.10 20170623-0063632	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $363,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Sona Gulati 7665 Kemberton Drive East Nolensville TN 37135-4036	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-162.00 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, **William D. Brown and Cynthia Brown, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sona Gulati**, ("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. 276 on the Final Plat of Burkitt Place, Phase 2G, of record in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William D. Brown and Cynthia Brown, husband and wife by Warranty Deed from Janet Abeja, an unmarried woman, recorded on the 22nd day of September, 2014 in Instrument No. 20140922-0086754, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20070514-0057216, 20070628-0077531 and 20050920-0113225.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060306-0025388, 20070202-0014304 and 20120106-0001500.

Easement for Stormwater Maintenance, recorded in Instrument No. 20060427-0048083.

Easement for Easement & Contribution Agreement, recorded in Instrument No. 20050816-0096915.

Easement for 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.

Inspection & Maintenance Agreement recorded at Instrument No. 20070724-0087659.

Sewer/Storm Drainage, Water Mains, Pumps & Appurtenances recorded at Instrument No. 20070724-0087694.

Conveyance for Open Space & Common Areas recorded at Instrument No. 20071220-0145868.

This is improved property located at 7665 Kemberton Drive East Nolensville, TN 37135-4036.

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 22nd day of June, 2017.

William D. Brown

Cynthia Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Brown and Cynthia Brown, 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 22nd day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018