Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Melissa Heavener
Affiant

Subscribed and sworn to before me, this 29th day of June 2017.

Notary Public Tammy D Mellons
My commission expires: 3/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170056715 DEEDWARR
Recvd: 07/03/17 12:09 2 pgs
Fees:13.00 Taxes:887.63
20170703-0066740

Address of New Owner:	Send Tax Bills to:	Tax Information
Ramona & Stephen Rhodes	Farmington Mortgage	186 04 0B 034.00 CO
7841 Kemberton Dr. W	2002 Richard Jones Rd. Ste A 300	
Nolensville TN 37135	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lui Tai an unmarried person hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Ramona Rhodes and Stephen Rhodes, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34, Burkitt Place, Phase 2C also known as The Village of Burkitt Place as described in Exhibit B of the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place of record in Instrument No. 20070207-0016043 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lui Tai by deed from Beazer Homes Corp. Inc by deed of record in Instrument No. 20080130-0009938 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Village of Burkitt Place of record in Instrument No. 20070207-0016043, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for

assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060306-0025388 and amended in Instrument Nos. 20070202-0014304 and 20150714-0068441 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 7841 Kemberton Dr. W, Nolensville, Tennessee 37135

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 my hand this 29th day of June, 2017.

Lui Tai by Glenda Keefe, Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of June, 2017 before me personally appeared Glenda Keefe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lui Tai acknowledged that such person executed the same as the free act and deed of Lui Tai therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10081