Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512098** BILL GARRETT, Davidson County Trans:T20170057141 DEEDWARR Recvd: 07/05/17 11:14 2 pgs Fees:13.00 Taxes:1539.20 20170705-0067334	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$416,000.00 Affiant Subscribed and sworn to before me, this30th day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: James W. Burns and Maribeth L. Burns 5133 GRAND OAK WAY Brentwood TN 37027-4718	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172050A01900CO

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, **Jason Poling and Charlotte Poling, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Burns and Maribeth L. Burns, husband and wife**, ("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. 19 on the Plan of Phase Two, Oakmont Subdivision, of record in Plat Book 7900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Poling and wife, Charlotte Poling by Warranty Deed from Charles Daniel DeMarque, an unmarried person, recorded on the 3rd day of April, 2002 in Instrument No. 20020403-0040298, 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 OAKMONT SUBDIVISION, PHASE TWO, as recorded in Plat Book 7900, Page(s) 845.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8850, Page 631, amended in Book 9453, Page 119, Book 9559, Page 594 and Instrument No. 20050616-0069202.

Terms and provisions of by-Laws of Oakmont Homeowner's Association recorded in Book 8850, Page 656.

Charter of Oakmont Homeowner's Association, Inc. recorded in Book 8868, Page 942.

Easement for use of Springwater, recorded in Book 3673, Page 551.

Easement recorded in Book 8940, Page 223.

Easement Agreement as set forth in instrument recorded in Book 8671, Page 98.

Conveyance in favor of Oakmont Homeowners Association, Inc. for open space recorded at Instrument No. 20041208-0146211 and Book 9440, Page 533.

Any and all matters on the Partition of the lands of Pierce Waller, deceased recorded in Book 56, Page 453.

This is improved property located at 5133 GRAND OAK WAY Brentwood TN 37027-4718

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 30th day of June, 2017.

Jason Poling

Charlotte Poling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Poling and Charlotte Poling, 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 30th day of June, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018