Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July 2017.

Notary Public
My commission expires:

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Davidson County DEEDWARR
Recvd: 07/26/17 13:43 2 pgs
Fees:13.00 Taxes:1517.00
20170726-0075728

Address of New Owner:	Send Tax Bills to:	Tax Information
David Avirom	Franklin American Mortgage	186040A23200
221 Foxley	6100 Tower Circle, Ste. 600	
Nolensville TN 37135	Franklin, TN 37067	

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 Eric C. Edewaard and Glori D. Edewaard, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Avirom and Antonia Avirom, husband and wife, 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. 435, on the plan of Burkitt Place, LLC, Phase 2D, Section 1, of record in Instrument No. 20111213-0097045, said Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description..

Being the same property conveyed to Eric C. Edewaard and Glori D. Edewaard, husband and wife, from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20121228-0119675, Register's Office for Davidson County, Tennessee and dated December 21, 2012.

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 Burkitt Place, LLC, Lot No. 435 of record in Instrument No. 20111213-0097045 3) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 4) Storm Water Detention Agreement of record in Instrument No. 20060427-0048083 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050908-0108101 6) Right of Way Easement of record in Instrument No. 20061109-0139669 7) Easement to United Telephone Co. of record in Instrument No. 20060607-0067543 8) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers

of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200603060025388, and Amended in Instrument No 201507140068441 And Instrument No. 200702020014304 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 221 Foxley, 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 25 day of July, 2017.

Eric C. Edewaard

Glori D. Edewaard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric C. Edewaard and Glori D. Edewaard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of July, 2017.

Notary Public

My Commission expires: 2/2/19
FILE NO: 10108

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodi electronic version of the attached document tendered for registration herewith and that true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019