WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38729

BILL GARRETT, Davidson County
Trans: T20170066552 DEEDWARR
Recvd: 08/02/17 14:48 2 pgs
Fees: 13.00 Taxes: 1026.75

20170802-0078807

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,500.00.

Affiant

Subscribed and sworn to me on July 21, 2017.

NOTARY PUBLIC
My Commission Expires:

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30731

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Miriam V. Patient 760 Westcott Lane Nolensville, TN 37135	Churhill Mortgage 761 Old Hickory Blvd. #400 Brentwood, TN 37027	-187-05-0A-060.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lindsey Bloodworth, a single woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Miriam V. Patient, a single woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The conveyance of the above-described parcel of land is subject to the following:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Final Plat of Burkitt Springs, Phase 4A of record in Plat at Instrument No. 20151203-0121974, 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 Lindsey Bloodworth, an unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160715-0073153, Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 15, 2016.

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument No. 20151203-0121974, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs with Charter and By-Laws for Burkitt Springs Homeowners Association, Inc. appended thereto, of record in Instrument No. 20140110-0002949, Instrument No. 20150908-0091208 and Instrument No. 20160126-0007545, 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.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

5. Application for Greenbelt Assessment of record in Book 9981, Page 270, Instrument No. 20020618-0073768, Instrument No. 20020618-0073769 and Instrument No. 20020618-0073770, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 760 Westcott Lane, Nolensville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 21 day of July, 2017.

Lindsey Bloodworth

Lindsey Bloodworth

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Lindsey Bloodworth to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal onJuly 21, 2017.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017