Davidson County DEEDWARR
Recvd: 09/05/17 12:51 3 pgs
Fees:18.00 Taxes:891.70
20170905-0091086

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson Summer

The actual consideration or value, whichever is greater, for this transfer is $241,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2017.

Notary Public

My commission expires:
3.30.21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Crosier **Diane Crosier**	**New Owner**	**186040B01800CO**
7834 Kemberton Dr W	1016 Buddleia Lane	
Nolensville, TN 37135	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James A. Asker, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Crosier and Diane Crosier, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, Being Unit No. 18 of The Village of Burkitt Place, A Horizontal Property Regime as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, and shown at Exhibit "B" to said amended Declaration, and being located upon Lot No 1 on the Plan of Burkitt Place, Phase 2C, Cluster Lot Subdivision, of record in Instrument No. 20070125-0010028, as corrected in Instrument No. 20070214-0018953, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James A. Asker, an unmarried man, by Warranty Deed, from Beazer Homes Corp., Inc., a Tennessee corporation, dated November 20, 2007, of record in Instrument No. 20071121-0136440, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20070125-0010028, as amended in Instrument No. 20070214-0018953, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7834 Kemberton Dr W, 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 31ST day of August, 2017.

James A. Asker

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, James A. Asker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)