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 $350,000.00

Affiant

Subscribed and sworn to before me, this 15 day of November 2017.

Notary Public
My commission expires: 2/23/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 26308 DEEDWARR
11/16/2017 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20171116-0117775

Address of New Owner:	Send Tax Bills to:	Tax Information
Justine M. Doss	JP Morgan Chase Bank, N.A.	186 04 0A 401.00
625 Westcott Lane	1820 E Sky Harbor Cir S Flr 2 AZ1-2555	
Nolensville TN 37135	Phoeniz, AZ 85034-9701	

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 Joyce F. Lyles, an unmarried person, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Justine M. Doss, an unmarried person 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. 401 as shown on the Final Plat of Burkitt Place, Phase 2K, Section 1, of record as Instrument No. 20131002-0103400, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joyce F. Lyles by deed dated August 8th, 2014, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140812-0072710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Burkitt Place of record in Instrument No. 20131002-0103400, Register's Office for Davidson County, Tennessee. 3) Easement and Contribution Agreement and Instrument No. 20050816-0096915. 4) Easement Agreement of record as Instrument No. 20060317-0030915. 5) Stormwater Detention Agreement of record in Instrument No. 20060427-0048083. 6) Assignment of Developer's Rights of record in Instrument No. 20120106-0001500. 7) 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 No. 20070202-00143404, and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 625 Westcott Lane, 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 15 day of November, 2017.

Joyce F. Lyles

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 Joyce F. Lyles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of November, 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 10275

ANN CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY