Bill Garrett Davidson County
Batch# 27407 DEEDWARR
11/17/2017 12:42:04 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20171117-0118377

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is grater, for this transfer is: $327,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Harry and Christen Harry 8072 CANONBURY DR Nolensville TN 37135-4027	New Owner	Tax Parcel ID No. 186-04-0A-034.00 CO

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, **Justin Luke Nowlin and Ashley Cvengros Nowlin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Andrew Harry and Cristen E. Harry, 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 219, PHASE 1A, SECTION 1, BURKITT PLACE, as shown on plat of record in Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kirk Leseman and Robin Paige Leseman n/k/a Paige H. Leseman, husband and wife to Justin Luke Nowlin, unmarried and Ashley Brooke Cvengros, unmarried, as recorded on the 10th day of June, 2013 in Instrument No. 20130610-0058590 and Quitclaim Deed from Justin Luke Nowlin, unmarried and Ashley Brooke Cvengros, unmarried to Justin Luke Nowlin and Ashley Cvengros Nowlin, husband and wife, as recorded on the 1st day of September, 2016 in Instrument No. 20160901-0091846, 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 2018 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 PHASE 1A, SECTION 1, BURKITT PLACE, as recorded in Instrument No. 20060315-0029572, as corrected at Instrument No. 20060427-0048557 and Boundary Plat recorded at Instrument No. 20050920-0113225.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060306-0025388; 20070202-0014304 and Assignment of Developers Rights recorded at Instrument No. 20120106-0001500.

Easement for Right-of-way, recorded in Instrument No. 20060607-0067534.

Easement for Access & Contribution Agreement, recorded in Instrument No. 20050816-0096915.

Easement for Level 3 Communications, LLC, recorded in Instrument No. 20060317-0030915.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.
Conveyance of open space and common areas recorded at Instrument No. 20071220-0145868.

This is improved property located at 8072 CANONBURY DR Nolensville TN 37135-4027

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 15th day of November, 2017.

Justin Luke Nowlin

Ashley Cvengros Nowlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Luke Nowlin and Ashley Cvengros Nowlin, 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 15th day of November, 2017.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018