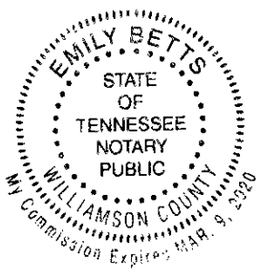
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2017.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett
Batch# 35441
12/08/2017 11:39:26 AM
Fees: $13.00 Taxes: $1,302.40

Davidson County
DEEDWARR
2 pgs

20171208-0125483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen VanEldik	**New Owner**	**Map/Parcel: 186-04-0-A-179.00CO**
8321 Elmcroft Court		
Nolensville, TN 37135		

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 ACKNOWLEDGED, WE,

Ronnald W. Hatch and Stephne D. Hatch, husband and wife

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

Karen VanEldik

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:

Land in Davidson County, Tennessee, being Lot No. 259, on the Final Plat of Burkitt Place, Phase 2E, of record as Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronnald W. Hatch and Stephne D. Hatch, husband and wife, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 15, 2012, of record in Instrument No. 20120316-0022788, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20070806-0093146, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, Page 754, Book 4166, Page 667, and Book 4179, Page 811, Register's Office for Williamson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388, Instrument No. 20070202-0014304, Instrument No. 20120106-0001500 and Instrument No. 20150714-0068441, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Book 3845, Page 789, Register's Office for Williamson County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 112, Page 184, Register's Office for Williamson County, Tennessee.

Charter for HOA of record in Book 4244, Page 871, Register's Office for Williamson County, Tennessee.
Easement to United Telephone Co. of record in Instrument No. 20060607-0067543, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Book 3940, Page 211, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Book 3657, Page 344, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to HOA of record in Instrument No. 20071220-0145868, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Book 4499, Page 487, Register's Office for Williamson County, Tennessee.
Assignment of Developers Rights of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8321 Elmcroft Court, 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 that we 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 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 7th day of December, 2017.

Ronnald W. Hatch

Stephne D. Hatch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ronnald W. Hatch and Stephne D. Hatch, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170729JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027