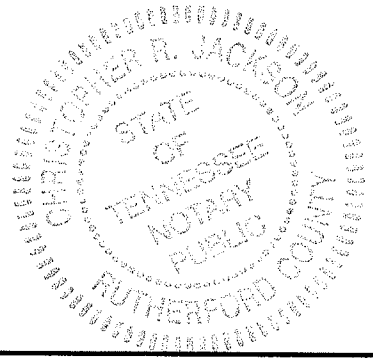
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$246,900.00~~ $246,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Marquart	Farmington Mortgage, A Division of Capstar Bank	186040B02000CO
(NAME)	(NAME)	
7838 Kemberton Drive W	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 45714 DEEDWARR
01/08/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $913.53
20180108-0002512

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Margaret M. Mehle, Trustee of the Margaret M. Mehle Living Trust dated August 26, 2015**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas Marquart, unmarried, and Scott A. Marquart and Cynthia L. Marquart, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 20, on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 200702070016043 and amended in Instrument No. 200702080016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 200701250010028, corrected in Instrument No. 200702140018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 200702080016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Margaret M. Mehle, Trustee of the Margaret M. Mehle Living Trust dated August 26, 2015 by Quit Claim Deed dated July 7, 2017 from Margaret M. Mehle, an unmarried woman of record in Instrument 201707140070937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per boundary plats of record in Instrument 200509200113225, Instrument 200701250010028, Instrument 200702140018953; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304; (3) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200702070016043, as amended of record in Instrument 200702080016738; (4) Assignment of Developer's Rights of record in Instrument 201201060001500; (5) Easement and Contribution Agreement of

record in Instrument 200508160096915; (6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200509080108101; (7) Easement Agreement of record in Instrument 200603170030915; (8) Stormwater Detention Agreement of record in Instrument 200604270048083; (9) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200707240087659; (10) Charter of the Homeowners Association of record in Instrument 200702060015779, said Register's Office. (11) Taxes for 2018 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7838 Kemberton Drive W, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3 day of January, 2018.

Margaret M. Mehle, Trustee

STATE OF Colorado
COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Margaret M. Mehle, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Margaret M. Mehle Living Trust dated August 26, 2015**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand this 3rd day of January 2018.

ERIC HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144015850
MY COMMISSION EXPIRES APRIL 11, 2018

Notary Public
My Commission Expires: April 11, 2018

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

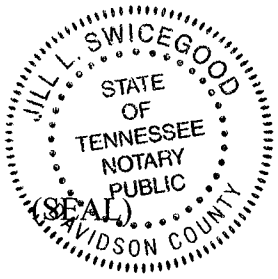
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

900