Bill Garrett Davidson County
Batch# 47426 DEEDWARR
01/16/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20180116-0004188

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2018.

Notary Public

My commission expires: 9/14/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Michael H. Utter **Nancy S. Ricotta**	NEW OWNER	**186040A07300CO**
8685 Burkitt Place		
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 ACKNOWLEDGE, WE,

Christopher R. Beach and Amanda G. Beach, husband and wife

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

Michael H. Utter and Nancy S. Ricotta, Both Unmarried

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. 183 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher R. Beach and Amanda G. Beach, husband and wife, by Warranty Deed from Shawn L. Perry and husband, Stephen B. Perry, dated July 12, 2012, of record in Instrument No. 20120716-0062180, corrected by Scrivener's Certificate of Correction of record in Instrument No. 20120806-0069889, Register's Office for 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. 20060315-0029571, corrected in Instrument No. 20060427-0048556, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 3845, page 754, Book 4166, page 667, Book 4179, page 811, Instrument No. 20060306-0025388, Instrument No. 20070202-0014304, said Register's Office.

Bylaws of record in Book 3845, page 789, said Register's Office.

PUD Boundary of record in Instrument No. 20050920-0113225, said Register's Office.

Easements of record in Instrument No. 20060317-0030915, Book 3855, page 402, Book 3657, page 344, Instrument No. 20050816-0096915, Instrument No. 20060607-0067543, Book 3940, page 211, 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 8685 Burkitt Place, 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.

Christopher R. Beach Date: 1-10-18
Christopher R. Beach

Amanda Beach Date: 1-10-2018
Amanda G. Beach

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher R. Beach and Amanda G. Beach, 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 10th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

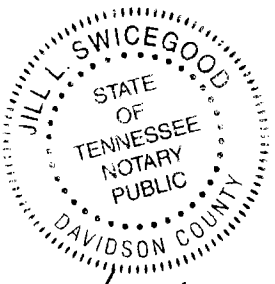
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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



Notary Public

My Commission Expires: 9/14/2018