THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214504**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2018. Notary Public My Commission Expires: _____

Bill Garrett Davidson County
Batch# 53303 DEEDWARR
01/31/2018 08:54:22 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20180131-0009646

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyson Wells Ashcraft 8682 Burkitt Place Drive Nolensville TN 37135	New Owner	Tax Parcel ID No. 186-04-0A-071.00 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, **Joseph Daniel Montileone and Jacqueline Hughes Montileone, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tyson Wells Ashcraft and Chandler Lynne Ashcraft, husband and wife** ("Grantees"), their 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(s) 181, as shown on the map entitled Final Plat Burkitt Place Phase 1A, Section 2, of record in Instrument No. 20060315-0029571 and corrected by Instrument of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACQUELINE MONTILEONE and husband, JOSEPH MONTILEONE and JAMES E. HUGHES and wife, GAYLE HUGHES, by deed from JERRY ANDREW NIX, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JERRY M. NIX, of record in Instrument No. 20140702-0058479, dated June 27, 2014, corrected by Affidavit of Scrivener's Error of record as Instrument No. 20140827-0077988, said Register's Office.

Being further conveyed to JOSEPH DANIEL MONTILEONE and JACQUELINE HUGHES MONTILEONE, husband and wife, as tenants by the entirety, by deed from JOSEPH DANIEL MONTILEONE, WHO AQUIRED TITLE AS JOSEPH MONTILEONE AND JACQUELINE HUGHES MONTILEONE, WHO ACQUIRED TITLE AS JACQUELINE MONTILEONE, HUSBAND AND WIFE, AND JAMES E. HUGHES AND GAYLE HUGHES, HUSBAND AND WIFE, of record as Instrument No. 20161115-0120447, dated October 31, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 186-04-0A-071.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20060315-0029571, corrected in Instrument No. 20060427-0048556, said Register's Office.

Matters shown on the Boundary Plan of record in Instrument No. 20050920-0113225, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3845, page 754, amended in Book 4166, page 667 and re-recorded in Book 4179, page 811, Williamson County, Tennessee and in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Davidson County, Tennessee.

Easements and Assessments as contained in Declaration of record in Book 3845, page 754, Williamson County, Tennessee and in Instrument No. 20060306-0025388, Davidson County, Tennessee.

This is improved property located at 8682 Burkitt Place Drive Nolensville TN 37135

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 29th day of January, 2018.

Joseph Daniel Montileone Jacqueline Hughes Montileone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Daniel Montileone and Jacqueline Hughes Montileone, 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 29th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018