Bill Garrett Davidson County
Batch# 61668 DEEDWARR
02/22/2018 03:13:46 PM 2 pgs
Fees: $13.00 Taxes: $1,516.63
20180222-0017079

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0098HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Kim Gillespie
Affiant

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2018

Brenda Huntsman
Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret Dianne Myatt 9065 Macauley Lane Nolensville, TN 37135	NEW OWNER	186-04-0A-381.00 CO

WARRANTY DEED

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, I/WE,

Brooks Kirkland, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Dianne Myatt, 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:

Being Lot No. 381 on the Final Plat Burkitt Place Phase 2D, Section 4 "Cluster Lot Subdivision" PUD #: 2004P-035G12, as of record in Instrument No. 20150528-0048809, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Brooks Kirkland, unmarried and Nancy Kirkland, unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 12/18/15 and recorded on 12/22/15, in Instrument No. 20151222-0128800, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Brooks Kirkland, an unmarried woman, by Quitclaim Deed from Nancy Kirkland, an unmarried woman, dated 11/17/16 and recorded on 11/21/16, in Instrument No. 20161121-0122682, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9065 Macauley Lane, 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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2018.

Brooks Kirkland

Brooks Kirkland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Brooks Kirkland, 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 and official seal at Williamson, Tennessee this 16th day of February, 2018.

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

