(1)

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

WARRANTY DEED

Bill Garrett Davidson County
Batch# 74866 DEEDWARR
03/29/2018 01:40:27 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20180329-0029531

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

MST 2018-0240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-30-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Mark Greenfield and Swati Patel	New Owner	187-09-0A-120.00-CO
(NAME)	(NAME)	
8317 Middlewick Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Janet L. Carlson, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Mark Greenfield and Swati Patel, husband and wife,** 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. 120 on the Plan of Phase Five, Section One, Burkitt Village of record in Plat at Instrument No. 20150210-0012343, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Laird and Catherine Laird, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20150908-0091209 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 08, 2015.

Being the same property conveyed to Janet L. Carlson, single by Warranty deed from Henry Laird and wife, Catherine Laird of record in Instrument No. 20170818-0085259 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 18, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20150210-0012343, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, amended and supplemented in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542 and Instrument No. 20150227-0017002, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Register's Office for Williamson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of the Burkitt Village HOA of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee. Conveyance of common area of record in Instrument Number 20150227-0017001, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee. Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee. Easement agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee. Lease agreement of record in Book 10424, Page 22, assigned in Instrument No. Instrument No. 20010724-0078137, Instrument No. 20051031-0131235, Instrument No. 20051107-0134543, Instrument No. 20140509-0039933 and Instrument No. 20140509-0039935, in the Register's Office for Davidson County, Tennessee.

This property, known as 8317 Middlewick Lane, 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 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 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 28th DAY OF March, 2018.

Janet L Carlson

Janet L. Carlson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Carlson, single, with whom I am personally acquainted (or provided 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, this the 28th day of March, 2018.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

