THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415709

Bill Garrett Davidson County
Batch# 91483 **DEEDWARR**
05/14/2018 12:01:13 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180514-0045865

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 13, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Judith B. Keeton
Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judith B. Keeton 8317 Elmcroft Court Nolensville TN 37135	New Owner	Tax Parcel ID No. 186040A17800CO

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, **James D. Dillard and Kelli Lee Rollins now known as Kelli L. Dillard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith B. Keeton**, ("Grantees"), its 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 No. 260 on the Final Plat of Burkitt Place, Phase 2E, of record as Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to James D. Dillard and Kelli Lee Rollins, as joint tenants with right of survivorship by Warranty Deed from Stephen D. Taggart and Diana Taggart, recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058445, in the Register's Office of Davidson County, Tennessee.

Kelli Lee Rollins and Kellie L. Dillard being one and the same person.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT PLACE, PHASE TWO-E, as recorded in Instrument No. 20070806-0093146, amended at Instrument No. 20080919-0095822.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060306-0025388 as amended at Instrument Nos. 20070202-0014304 and 20121060-0001500.

Easement for Stormwater Maintenance, recorded in Instrument No. 20070724-0087659.

Easement for Contribution Agreement, recorded in Instrument No. 20050816-0096915.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20060427-0048083.

Easement recorded in Instrument No. 20060317-0030915.

Easement for Quitclaim Deed for Common Areas recorded in Instrument No. 20071220-0145868.

This is improved property located at 8317 Elmcroft Court 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 10th day of May, 2018.

James D. Dillard

Kelli Lee Rollins NKA Kelli L. Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James D Dillard and Kelli Lee Rollins NKA Kelli L. Dillard, 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 10th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018