WARRANTY DEED

Bill Garrett Davidson County
Batch# 102885 DEEDWARR
06/11/2018 10:05:32 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20180611-0055604

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$359,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2018.

Notary Public

My commission expires: 2/27/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott Lysaught **Razlyn D. Lysaught**	New Owner	**186-04-0-A-148.00co**
7605 Kemberton Drive East		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Scott, an unmarried man

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

Scott Lysaught and Razlyn D. Lysaught, 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. 290 on the Final Plat, Burkitt Place, Phase 2G, of record in Instrument No. 20070514-0057216 and in Instrument No. 20070628-0077531, 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 Jason Scott, unmarried man by Deed dated August 8, 2016, from Jeremy Hand and wife, Melissa Shelton Hand of record in Instrument No. 20160812-0084352, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20070514-0057216 and in Instrument No. 20070628-0077531, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

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

3) **Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 and as amended in Instrument No. 20070202-0014304, said Register's Office.**

4) **Assignment of Developer's Rights of record in Instrument No, 20120106-0001500, said Register's Office.**

5) **Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office.**

6) **Easement Agreement of record in Instrument No. 20060317-0030915, said Register's Office.**

7) **Right of Way Easement of record in Instrument No. 20061109-0139669, said Register's Office.**

8) **Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, Page 723, Register's Office for Williamson County, Tennessee, and filed of record in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.**

9) **Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee.**

10) **Quitclaim Deed for common areas of record in Instrument No. 20071220-0145868, said Register's Office.**

11) **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, said Register's Office.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **7605 Kemberton Drive East, 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 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 **8th** day of **June, 2018.**

Jason Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Scott,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **June, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21