THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415876** Bill Garrett Davidson County Batch# 107780 **DEEDWARR** 06/25/2018 10:12:35 AM 2 pgs Fees: $13.00 Taxes: $1,683.50 20180625-0060877	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2018. Notary Public My Commission Expires: 2-25-19 MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Thomas J. Wesley, III and Kathy J. Wesley 8817 Ivy Mount Lane Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-079.00-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, **Juanita Walton n/k/a Juanita Turnipseed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Judson Wesley, III and Kathy James Wesley, 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) 123, as shown on the map entitled Final Plat Burkitt Place, Phase 1B, Section 1, of record in Instrument No. 20061109-0139669, 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 JUANITA WALTON, by deed from DREES PREMIER HOMES, INC., AN OHIO CORPORATION, of record in Instrument No. 20081103-0109130, dated October 31, 2008, said Register's Office. Juanita Walton is now known as Juanita Turnipseed

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-079.00-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. 20050920-0113225 and Instrument No. 20061109-0139669, 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 Instrument No. 20060306-0025388 amended in Instrument No. 20070202-0014304, said Register's Office.

Agreement for Dedication of Easement for Sanitary Seweres and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050908-0108101, said Register's Office.

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

This is improved property located at 8817 Ivy Mount Lane 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 15th day of June, 2018.

Juanita Turnipseed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juanita Turnipseed, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public

My Commission Expires: _____

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