Bill Garrett Davidson County
Batch# 111734 DEEDWARR
07/02/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180702-0064002

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616446**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Anthony Montileone Affiant Subscribed and sworn to before me, this29th day of June, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-16-18

WARRANTY DEED

Address New Owner: Nicole Knott 7521 Kemberton Court Nolensville TN 37135	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 186-04-0B-054.00 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, **Anthony Montileone, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Knott, an unmarried woman** ("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 Unit Number 54 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument Number 20070207-0016043 and amended in Instrument Number 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument Number 20070125-0010028, corrected in Instrument Number 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument Number 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Anthony Montileone, unmarried by Warranty Deed from Stephanie M. Breiwa, unmarried, recorded on the 22nd day of July, 2014 in Instrument No. 20140722-0064873, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20050920-0113225, 20070125-0010028, Surveyors Certificate of Correction to Final Plat of Burkitt Place Phase 2C recorded at Instrument No. 20070214-0018953.

Covenants, Conditions and Restrictions as set forth in Deed recorded in 20060306-0025388, amended at Instrument Nos. 20070202-0014304, 20070207-0016043 and 20070208-0016738.

Charter of Owner's Association recorded at Instrument No. 20070206-0015779.

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

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

Easement for Right of Way Phone Lines, recorded in Instrument No. 20060607-0067534.

Easement for Sewer/Storm Drainage/Water Mains/Pumps Appurtenances, recorded in Instrument No. 20070724-0087694.

Easement recorded in Instrument No. 20060317-0030915.

Assignment of Developer's Rights recorded at Instrument No. 20120106-0001500.

Inspection Maintenance Agreement recorded at Instrument No. 20070724-0087659.

This is improved property located at 7521 Kemberton 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 29th day of June, 2018.

Anthony Montileone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

