Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1807413

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $275,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2018.

Notary Public
My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 135592 DEEDWARR
08/31/2018 12:06:27 PM 2 pgs
Fees: $13.00 Taxes: $1,020.83

20180831-0086654

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Joseph Nichols and Sarah Nichols	New Owner	186040B04800CO
7509 Kemberton Ct	←	
Nolensville, TN 37135		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristen L. King and Alex R. King, wife and husband hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph Nichols and Sarah Nichols, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit No. 48 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 No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers 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 No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 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 Kristen L. King and Alex R. King, wife and husband, by Warranty Deed, from Chris Little, an unmarried man, dated March 13, 2015, of record in Instrument No. 20150317-0022707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 7509 Kemberton Ct, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of August, 2018.

Kristen L. King

Alex R. King

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristen L. King and Alex R. King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of August, 2018.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY