WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180700309

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ashton M. Dunn	Ashton M. Dunn	186 04 0B 003.00
(NAME)	(NAME)	Karen Y Johnson Davidson County
7804 Kemberton Drive W	7804 Kemberton Drive W	Batch# 139138 DEEDWARR
(ADDRESS)	(ADDRESS)	09/11/2018 10:26:34 AM 2 pgs
Nolensville, TN 37135	Nolensville, TN 37135	Fees: $13.00 Taxes: $958.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180911-0089881

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Robert C. Salek and Erik M. Cala, a one-half (1/2) interest, to create tenants by the entirety with rights of survivorship, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ashton M. Dunn, an unmarried person, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 3 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 in 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, 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, 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 Amendment to the Declaration, of record in Instrument No. 20070208-0016738, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Erik M. Cala, a one-half (1/2) interest, to create tenants by the entirety with rights of survivorship by Quitclaim Deed from Robert C. Salek, dated 01/13/2017 recorded 01/17/2017, of record in Instrument No. 20170117-0004875, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Salek, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation dated 12/19/2007 recorded 12/21/2007, of record in Instrument No. 20071221-0146407, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7804 Kemberton Drive W, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 31st day of August, 2018.

Robert C. Salek

Erik M. Cala

State of NEW MEXICO
County of BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Salek and Erik M. Cala the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of AUGUST, 2018.

Miriam Nicholson
Notary Public: MIRIAM NICHOLSON
My Commission Expires: 04/20/19

OFFICIAL SEAL
Miriam Nicholson
Notary Public
State of New Mexico
My Commission Expires 04/20/19

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064