WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 17th DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Mayes & Sherry Mayes	New Owner	187-09-0A-183.00
(NAME) 4138 Alva Lane		
(ADDRESS) Nolensville, TN 37135		
(CITY) (STATE) (ZIP)		

Karen Y Johnson Davidson County
Batch# 143840 DEEDWARR
09/21/2018 10:51:10 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20180921-0093720

THIS INDENTURE, made and entered into this 2nd day of August, 2018, by and between **Robert J. Volke, unmarried,** party of the first part and **Donald Mayes and Sherry Mayes, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 183 on the Plan of Phase Five, Section One, Burkitt Village, a SP Subdivision, of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Volke, unmarried by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, dated June 16, 2016 and recorded June 17, 2016 of record in Instrument No. 20160617-0061526, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 4138 Alva Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ROBERT J. VOLKE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT J. VOLKE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2ND day of AUGUST, 2018.

Commission expires:
3/3/20

Notary Public



EXHIBIT B

All matters shown on the plat of record in Instrument No. 20150210-0012343, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20130717- 0074035 and Supplemental recorded as Instrument No. 20140310-0020071, Instrument No. 20040814-0073542, Instrument No. 20150227-0017002, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Grant of Easement recorded in Instrument No. 20140509-0039932 in the Register's Office of Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities, including terms and conditions thereof as recorded in Instrument No. 20121029-0098753 and Instrument No.20130724-0076308, in the Register's Office for Davidson County, Tennessee.

Charter of Burkitt Village Homeowners Association, Inc., of record in Instrument No. 20121213- 0114972, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Burkitt Village Homeowners Association, Inc., of record in Instrument No. 20150227-0017001, in the Register's Office for Davidson County, Tennessee.