THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25237	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **230,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2018. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 149820 DEEDWARR
10/08/2018 11:39:01 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20181008-0099574

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Entrust Group, Inc. FBO Anne Marie Turner Account #7230000905	owner	MAP 097-02-A-
2918 Treloar Way		PARCEL 646.00-CO
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James H. Burnett IV and Kristin Leigh Burnett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Entrust Group, Inc. FBO Anne Marie Turner Account #7230000905**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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 Lot No. 646 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James H. Burnett, IV and Kristin Leigh Burnett, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170602-0055144, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 02, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20161215-0131509; (3) all matters shown on the Plan of record in Chancery Court Book 2, Page 160; (4) the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20110427-0032201, and supplemented and made applicable to Phase 4E in Instrument Number 20140416-0031645, and further supplemented in Instrument Number 20140416-0031646, Instrument Number 20140424-0034613, Instrument Number 20140424-0031614, Instrument Number 20140424-0034615, Instrument Number 20140424-0034616, Instrument Number 20140424-0034617, Instrument Number 20140424-0034618, Instrument Number 20150812-0080705, Instrument Number 20151106-0113217 and Supplementary Declaration recorded in Instrument No. 20160226-0018415, and Instrument Number 20161021-0111233, Instrument No. 20170621-0062256, Instrument No. 20170906-0091483 and Instrument No. 20180502-0041808; (5) Transmission Line Easement of record in Book 4586, Page 242; (6) Storm Water Detention Agreement of record in Instrument Number 20070713-0083651; (7) Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828; (8) Easement to Comcast of record in Instrument Number 20090109-0002454; (9) Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201; (10) Storm water drainage easement of record in Instrument Number 20051219-0152202; (11) Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966; (12) Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968; (13) Easement(s) of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395; (14) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.; (16) Restrictive Covenant for Detached Structure of record in Instrument Number 20170227-0019145; (17) Quitclaim Deed to HOA of record in Instrument Number 20170621-0062255; (18) Right of Way of Whitebirch Drive and Treloar Way; (19) Subject to rights of others in and to the common areas and/or elements; (20) All visible easements; (21) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2918 Treloar Way; Hermitage, TN 37076.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 5th day of October, 2018.

James H. Burnett IV

Kristin Leigh Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James H. Burnett IV** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristin Leigh Burnett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN