THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118403** Karen Y Johnson Davidson County Batch# 169871 DEEDWARR 12/04/2018 10:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,121.10 20181204-0118091	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2018. Notary Public My Commission Expires: 4-17

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregg Burgess and Denise Burgess 895 Daybreak Drive Antioch TN 37013	Silverton Mortgage 1201 Peachtree St. NE #2050 Atlanta, GA 30361	Tax Parcel ID No. 182-01-0A-164.00-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, **Jeffrey C. Whitlock and Camille J. Whitlock, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregg Burgess, a married man and Denise Burgess, a married woman, as joint tenants with right of survivorship**, ("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 Lot No. 123 on the Plan of Phase Three, Sunset Hills RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20130619-0063025, 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 Jeffrey C. Whitlock and Camille J. Whitlock, husband and wife by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20141208-0112329 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on December 08, 2014.

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.

Taxes for the year 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20130619-0063025, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Sunset Hills with By-Laws of Sunset Hills Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20070605-0067129, as supplemented in Instrument Number 20110203-0009586, Instrument Number 20130712-0072091 and Instrument Number 20150227-0017000, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Conveyance of open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20130711-0071995, Register's Office for Davidson County, Tennessee.

Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060406-0039475, Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.

Utility easement of record in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee.

Restrictions contained in Deed of record in Book 5894, Page 186, Book 5388, page 713, in the Register's Office for Davidson County, Tennessee.

Private stormwater maintenance facilities of record in Instrument Number 20071010-0120325 and Instrument No. 20100721-0057062, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 895 Daybreak Drive Antioch TN 37013

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 30th day of November, 2018.

Jeffrey C. Whitlock

Camille J. Whitlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey C. Whitlock and Camille J. Whitlock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY