THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tyler Jennings Rutland &
Lindsey Nicole Rutland
7806 Kemberton Drive West
Nolensville, TN 37135
SEND TAX BILLS TO:
new owners

Karen Johnson Davidson County
Batch# 192044 **DEEDWARR**
02/05/2019 02:41:05 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20190205-0011046

WARRANTY DEED

(Map 186-04-0B; Parcel 004.00-C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MATTHEW CHARLES TILTON AND MANWA NASEEB TILTON, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TYLER JENNINGS RUTLAND AND LINDSEY NICOLE RUTLAND, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit Number 4 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 Number 20070207-0016043, and amended in Instrument Number 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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, of record in Instrument Number 20070125-00 10028, corrected in Instrument Number 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument Number 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 Matthew Charles Tilton and Manwa Naseeb Tilton, husband and wife by Warranty Deed dated March 7, 2016 from Terri Roberts and Jamie Bernice Albers, Trustees, or their successors in interest. of the Nancy C. Wheeler Family Trust dated June 26, 2015, recorded March 11, 2016, in Instrument No. 20160311-0023385, in the Register's Office of Davidson County, Tennessee. Correction of buyers name corrected by Affidavit of Scrivener's Error dated April 21, 2016, of record in Instrument No. 20160422-0039143, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-1411-19-7806

This is improved property known as 7806 Kemberton Drive West, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 31st day of January, 2019.

MATTHEW CHARLES TILTON

MANWA NASEEB TILTON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 31st day of January, 2019, before me personally appeared Matthew Charles Tilton and Manwa Naseeb Tilton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this the 31st day of January, 2019.

Notary Signature

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of January, 2019.

Notary Public

My commission Expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2019-53