THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190119085** Karen Johnson Davidson County Batch# 200126 **DEEDWARR** 02/28/2019 08:57:25 AM 2 pgs Fees: $13.00 Taxes: $1,161.80 20190228-0018086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $314,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2019. Notary Public My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Bruce Wayne Williams, Jr. 4506 Dumfries Aly Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187-09-0A-256.00-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, **Jessica L. Stephens n/k/a Jessica Stephens Redmond and William Redmond, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bruce Wayne Williams, Jr. , a single person**, ("Grantee"), his 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. 256 on the Plan of Phase Five, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20160608-0057962, 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 Jessica L. Stephens, an unmarried woman and William Redmond, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20161129-0125151 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 29, 2016.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, together with the By-Laws attached as Exhibit "C" therein, as amended by Supplement to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, and Supplement annexing Phase Five, Section Two, of record in Instrument No. 20161118-0122036, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES19-4506

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

Application for Greenbelt Assessment of record in Instrument No. 20090730-0071373, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4506 Dumfries Aly Nolensville TN 37135

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, Grantors have executed this instrument on this 22nd day of February, 2019.

Jessica Stephens Redmond

William Redmond by Jessica Stephens Redmond as Attorney-in-Fact

William Redmond by Jessica Stephens Redmond as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Stephens Redmond, 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 22nd day of February, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Stephens Redmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Redmond and that she is authorized by William Redmond to execute this instrument on their behalf.

WITNESS my hand, at office, this 22nd day of February, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021