WARRANTY DEED

Karen Johnson Davidson County
Batch# 218081 DEEDWARR
04/15/2019 03:35:50 PM 2 pgs
Fees: $13.00 Taxes: $1,435.23

20190415-0034452

W-ELAM-19-8065

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Bruce Macisaac	new owner	
(NAME)	(NAME)	**186 04 0A 006.00**
8065 Canonbury Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTAN L. EDWARDS AND EARON V. EDWARDS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN BRUCE MACISAAC AND AI HAYAKAWA-MACISAAC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 191 on the Plat of Burkitt Place, Phase 1A, Section 1, a Planned Unit Development, as of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which said plans reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristan L. Edwards and Earon V. Edwards, wife and husband, by Warranty Deed from Donald G. Sanders and wife, Mandi Lynn Sanders, of record in Instrument No. 20160415-0036580, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 15, 2016, and corrected by Scrivener's Affidavit of record in Instrument No. 20160621-0062907, in said Register's Office, dated June 21, 2016 and recorded on June 21, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OUTLINE PLAT OF BURKITT PLACE, as recorded in Plat Book 20050920-0113225, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, as amended by Instrument No. 20070202-0014304 and supplemented by Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
- Terms and provisions of the First Amendment to the By-Laws of Burkitt Place Homeowers Association, Inc. recorded in Instrument No. 20180926-0095460, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.
- Acquisition of Common Area by Burkitt Homeowners Association, Inc. by Quitclaim Deed of record in Instrument No. 20071220-0145868, Register's Office for Davidson County, Tennessee.
- Easement recorded in Instrument Nos. 20050706-0077438, 20050816-0096915, 20060317-0030915, 20060607-0067534 and 20070724-0087659, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8065 Canonbury Drive, Nolensville, Tennessee 37135**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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 my/our hand(s) this the 11th DAY OF APRIL, 2019.

Kristan L. Edwards

Earon V. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTAN L. EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARON V. EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212