This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4135

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $273,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2019

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 225830 DEEDWARR
05/03/2019 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,010.10
20190503-0041713

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wesley Blanton 7511 Kemberton Court Nolensville, TN 37135	F&M Mortgage 1639 Medical Center Parkway Murfreesboro, TN 37129	186-04-0B-049.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Jeffrey Burch, a married man and Carol Stallings, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wesley Blanton, a single man**, hereinafter called the Grantee(s), his/her/their heirs 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 Unit No. 49 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 No. 20070207-0016043 and amended in Instrument No. 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 No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 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 William J. Burch and Carol R. Stallings, as joint tenants by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071023-0125147 Register's Office for Davidson County, Tennessee, dated October 19, 2007 and recorded on October 23, 2007. (Value of consideration shown in aforementioned deed $199,815.00.) Being also known as 7511 Kemberton Court Nolensville, Tennessee 37135.

This Instrument executed on behalf of _____ ("Principal") by _____ pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number __201905030041712_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☐ improved or ☒ unimproved property located at: **7511 Kemberton Court, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of May, 2019

GRANTOR:

William Jeffrey Burch by Carol Stallings, his Attorney in fact 5/3/19

William Jeffrey Burch by Carol Stallings, his Attorney-In-Fact

Carol Stallings 5/3/19

Carol Stallings

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Jeffrey Burch and Carol Stallings, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol Stallings the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William Jeffrey Burch ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of May, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: William Jeffrey Burch and Carol Stallings
To: Wesley Blanton

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Carol R. Stallings
Affiant 5/3/19

WITNESS my hand and seal at office this 3rd day of May, 2019.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

