Karen Johnson Davidson County
Batch# 243610 DEEDWARR
06/17/2019 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20190617-0057626

WARRANTY DEED

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MST 2019-0850

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheri Rayn Cotham	owner	186-04-0A-024.00-CO
(NAME)	(NAME)	
8032 Canonbury Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patrick Price and wife, Sasha M. Price,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheri Rayn Cotham, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 209, on the Final Plat of Burkitt Place Phase 1A, Section 1, of record in Instrument Number 20060315-0029572 and as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Price and wife, Christine Price and Richard E. Price, Jr., a single man and Patrick Price, a single man, Rights of Survivorship by Warranty deed from Brookhaven Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080104-0001035 Register's Office for Davidson County, Tennessee, dated January 03, 2008 and recorded on January 04, 2008.

Being the same property conveyed to Patrick Price and wife, Sasha M. Price, a tenancy by the entirety by Quitclaim deed from Richard E. Price and wife, Christine Price, Richard E. Price, Jr., a single man and Patrick Price, married of record in Instrument No. 20130415-0037193 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 15, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. A) Subject to all matters shown on the Plan of record as Instrument Number 20060315-0029572, as corrected in Instrument Number 20060427-0048557, Register's Office of Davidson County, Tennessee. B) Subject to all matters shown on the Plan of PUD Boundary Plat record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee. C) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, Page 754, as amended in Book 4611, Page 667 and Book 4179, Page 811 (all of record in the Register's Office for Williamson County, Tennessee) and Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee. D) By-Laws of record in Book 3845, Page 789, Register's Office for Williamson, County, Tennessee. E) Charter for Burkitt Place HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee. F) Deed for common

areas to HOA of record in Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee. G) Easement Agreement of record in Book 3855, Page 402 and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee. H) Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee. I) Ingress & Egress Easement in reference to cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee. J) Easement and contribution agreement of record in Book 3657, Page 344 and Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee. K) Easement to United Telephone Company of record in Book 3940, Page 211, and Instrument No. 20060607-0067543, in the Register's Office for Davidson County, Tennessee. L) Sanitary Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee. M) Sewer Easement of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee. N) Subject to all matters shown on PUD Boundary Plat the Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee. O) Greenbelt Assessment of record in Book 8881, Page 778, in the Register's Office for Williamson County, Tennessee. P) Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee. Q) Assignment of Developer Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee. R) Easement of record in Instrument Number 20050908-0108101, in the Register's Office for Davidson County, S) Easement to United Telephone Co. of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee. T) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070724-0087659, in the Register's Office for Davidson County, Tennessee. U) Sanitary Sewer Easement of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee. V) Subject to the flow of any creeks, streams, or branches across subject property. W) Subject to rights of others in and to the common areas and/or elements.

This property, known as 8032 Canonbury Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 14th DAY OF JUNE, 2019.

Patrick Price

Sasha M. Price

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Price and Sasha M. Price, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2019.

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY