THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420392** Karen Johnson Davidson County Batch# 244567 DEEDWARR 06/17/2019 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $1,313.13 20190617-0058226	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $354,900.00. Amanda Vaught Affiant Subscribed and sworn to before me, this 14th day of June, 2019. Notary Public My Commission Expires: Nov. 8, 2021 MARTHA H. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

WARRANTY DEED

Address New Owner: Rocky Crossland 4149 Alva Lane Nolensville TN 37135	Send Tax Bills To: Highlands Residential Mtg. 12001 N. Central Expressway #750 Dallas, TX 75243	Tax Information: Tax Parcel ID No. 187-09-0A-167.00-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, **Rebecca Wyatt Graham and Jonathan Todd Graham, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rocky Donovan Crossland, married man** ("Grantees"), their 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. 167 on the Plan of Phase Five, Section One, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20150210-0012343, 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 Rebecca Wyatt Graham and Jonathan Todd Graham, wife and husband by Warranty deed from Kashani Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160201-0009705 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 01, 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 as Instrument Number 20150210-0012343, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, amended and supplemented in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035 and corrected recorded in Instrument No. 20161130-0125372 and Instrument No. 20161130-0125373, Instrument No. 20161118-0122036, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493 and corrected recorded in Instrument No. 20170720-0073494, Instrument No. 20171108-0114807 and Instrument No. 20180622-0060478, 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 extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AlW-19-4149

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Register's Office for Williamson 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 extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of the Burkitt Village HOA of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
Conveyance of common area of record in Instrument Number 20150227-0017001, 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.
Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
Easement agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
Lease agreement of record in Book 10424, Page 22, assigned in Instrument No. Instrument No. 20010724-0078137, Instrument No. 20051031-0131235, Instrument No. 20051107-0134543, Instrument No. 20140509-0039933 and Instrument No. 20140509-0039935, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or storm drainage easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
Greenbelt Application of record in Instrument Number 20090730-0071373 and Instrument No. 20090730-0071374, in the Register's Office for Davidson County, Tennessee.
Easement and Agreement of record in Book 6288, Page 837, in the Register's Office for Williamson County, Tennessee.

This is improved property located at 4149 Alva Lane 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 14th day of June, 2019.

Rebecca Wyatt Graham

Rebecca Wyatt Graham

Jonathan Todd Graham

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Wyatt Graham and Jonathan Todd Graham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

