Karen Johnson Davidson County
Batch# 252929 DEEDWARR
07/05/2019 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20190705-0065498

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **308,000.00**

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public

My commission expires: 12.12.20

AMANDA MINOR TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raymond H. Lockery, Sr. and Linda A. Lockery	~~Raymond Lockery~~ CMG Mortgage Inc.	**186-04-0A-177.00CO**
8313 Elmcroft Court	3160 Crow Canyon Rd #400	
Nolensville, TN 37135	San Ramon, CA 94583	

FOR AND IN 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,

McKensey Kemmerer, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond H. Lockery, Sr., and Linda A. Lockery, husband and wife

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. 261 Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument Number 20090902-0082756, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to McKensey Kemmerer, a single person, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 15, 2010, of record in Instrument No. 20100416-0028916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20090902-0082756, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, Page 754, amended in Book 4166, Page 667, Book 4179, Page 811, Book 6878, Page 228, Register's Office for Williamson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20120106-0001500, Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 3845, Page 789, amended in Book 7470, Page 453, Register's Office for Williamson County, Tennessee.
By Laws of record in Instrument No. 20180926-0095460, Register's Office for Davidson County, Tennessee.
QCD of common areas to HOA of record in Book 4499, Page 487, Register's Office for Williamson County,

Tennessee.
QCD of common areas to HOA of record in Instrument No. 20170120-0006761, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4244, Page 871, Register's Office for Williamson County, Tennessee.
Easement to United Telephone Co. of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Book 3940, Page 211, Register's Office for Williamson County, Tennessee.
PUD boundary of record in Plat Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
Deed to State of TN of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee.
Easement for Ingress and Egress to Cemetery of record in Book 112, Page 184, Register's Office for Williamson County, Tennessee.
Easement and Contribution Easement of record in Book 3657, Page 344, Register's Office for Williamson County, Tennessee.
Easement and Contribution Easement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Instrument No. 20070724-0087659, Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee.
Pond Maintenance Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8313 Elmcroft Court, Nolensville, TN 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 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 28th day of June, 2019.

X McKensey Kemmerer
McKensey Kemmerer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, McKensey Kemmerer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11-23-20

File #: 19-35
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

