Karen Johnson Davidson County
Batch# 258262 DEEDWARR
07/17/2019 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20190717-0069991

Name and Address of New Owner:
Mitchell D Pousson and Julee S Pousson
321 Whitman Ct.
Nolensville, TN 37135

Send Tax Statements To:
Flagstar Bank
1990 Main Street
Sarasota, FL 34236

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19071020

Map and Parcel: 186 04 0A 222.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven D Talley and Dana E Talley, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mitchell D Pousson and Julee S Pousson, 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 Davdison County, Tennessee, and being all of Lot No. 409, Final Plat, Burkitt Place, Phase 2D, Section 3, according to survey and plat of same appearing of record in Instrument Number 20120517-0043031, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Steven D. Talley and Dana E. Talley, husband and wife, by Warranty Deed filed for record on May 30, 2013 in Instrument Number 20130530-0054635, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Burkitt Place of record in Instrument Number 20060306-0025388 and as amended in Instrument Number 20070202-0014304, Instrument Number 20150714-0068441 and amended By-Laws in Instrument Number 20180926-0095460; Assignment of Developer's Rights of record in Instrument Number 20120106-0001500; All matters as set forth per Instrument Number 20120517-0043031; All matters of Boundary Plat as set forth per Instrument Number 20050920-0113225; Easement and Contribution Agreement of record in Instrument Number 20050816-0096915; Easement Agreement of record in Instrument Number 20060317-0030915; Stormwater Detention Agreement of record in Instrument Number 20060427-0048083; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 321 Whitman Ct., Nolensville, TN 37135

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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 assigns, 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 our hand this 12th day of July, 2019.

Steven D Talley

Dana E Talley

State of Tennessee

County of Rutherford

Personally appeared before me, Steven D Talley and Dana E Talley with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of July, 2019.

Notary Public
My Commission Expires: 5/27/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $411,000.00.

Affiant Signature

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)