Box 36

Karen Johnson Davidson County
Batch# 276600 DEEDWARR
08/26/2019 04:05:10 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190826-0085902

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Affiant

Subscribed and sworn to me on August 21, 2019.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32791

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronald C. Cunningham and Barbara F. Cunningham 4104 Alva Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-9-A-230 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dennis Barnes and wife, Carol Barnes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ronald C. Cunningham and wife, Barbara F. Cunningham, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 230, as shown on the plan of Burkitt Village, Phase Five, Section Two, of record as Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Dennis R. Barnes and Carol G. Barnes, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20170131-0010350 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village, of record as Instrument No. 20130717-0074035, in the Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners' Association, Inc., attached as Exhibit "C", therein to which reference is hereby made for more particulars as if copied verbatim, as amended by First Supplement of record as Instrument No.

20140310-0020071, and Amendments recorded as, Instrument No. 20140814-0073542, Instrument No. 201550227-0017002, and Instrument No. 20161118-0122036, Register's Office for Davidson County, Tennessee.

3. Charter of the Burkitt Village Homeowners' Association, Inc., of record as Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Global Signal Acquisitions, IV, LLC, of record as Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4104 Alva Lane, 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 my/our hand(s) this 21st day of August, 2019.

Dennis Barnes

Carol Barnes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 21, 2019, before me personally appeared Dennis Barnes and Carol Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 21, 2019.

NOTARY PUBLIC

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

My Commission Expires: _____