WARRANTY DEED

Karen Johnson Davidson County
Batch# 277077 **DEEDWARR**
08/28/2019 08:30:51 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20190828-0086541

R-RT-19-2136

STATE OF TENNESSEE
COUNTY OF WILLIAMSON ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy B. Ellis	**Same as New Owner**	
(NAME) **2136 Kirkwall Drive**	(NAME)	**187-09-0A-277.00-CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY J. RICHMOND, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY B. ELLIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Phase One, Section Two, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20141002-0090861, 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 Shirley J. Richmond by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151120-0117935 Register's Office for Davidson County, Tennessee, dated November 18, 2015 and recorded on November 20, 2015.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Instrument No. 20141002-0090861, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, amended and supplemented in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494 and Instrument No. 20171108-0114807 and Instrument No. 20180622-0060478, Register's Office for Davidson County, Tennessee.
- Charter of the Burkitt Village HOA of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, in the Register's Office for Davidson County, Tennessee.
- Easement to Global Signal of record in Instrument No. 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's. 20010724-0078137, 20051031-0131235, 20051107-0134543, 20140509-0039933 and 20140509-0039935, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and/or storm drainage easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
- Ingress, Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2136 Kirkwall Drive, Nolensville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF AUGUST, 2019.

Shirley J. Richmond

Shirley J. Richmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY J. RICHMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2019.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212