Wilkins & Ivey Box 8

This instrument prepared by:
MLJ Escrow & Title, **LLC**
1616 Westgate Circle
Brentwood, TN 37027

File#

Karen Johnson Davidson County
Batch# 279658 **DEEDWARR**
09/03/2019 02:50:03 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20190903-0088662

NEW OWNER:
Alyssa Renee Bussell
7509 Kemberton Court
Nolensville, TN 37135

SEND TAX BILL TO:
F&M Bank
50 Franklin St.
Clarksville, TN 37040

MAP & PARCEL:
186-04-0B-48.00CO

WARRANTY DEED

Forandinconsideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Joseph Nichols and Sarah **Nichols,** husband and wife, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Alyssa Renee Bussell, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 48 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision , Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Codes Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kristen L. King and Alex R. King, wife and husband, by Warranty Deed from Chris Little, an unmarried man, dated 3/13/2015, recorded 3/17/2015, of record in Instrument No. 20150317-0022707, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit, dated 8/27/2015 and recorded 8/28/2015, of record in Instrument No. 20150828-0087306, Register's Office for Davidson County, Tennessee. Being further conveyed to Joseph Nichols and Sarah Nichols, husband and wife, by Warranty Deed from Kristen L. King and Alex R. King, wife and husband, dated 8/27/2018 and recorded 8/31/2018, of record in Instrument No. 20180831-0086654, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Joseph Nichols and Sarah Nichols, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Joseph Nichols and Sarah Nichols, husband and wife,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 7509 Kemberton Ct., Nolensville, TN 37135

Executed on this 26th day of August, 2019.

Joseph Nichols

Sarah Nichols

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Joseph Nichols and Sarah Nichols, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of August, 2019.

Notary Public

My Commission Expires: 1-23-23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 26th day of August, 2019.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022