WARRANTY DEED

Karen Johnson Davidson County
Batch# 288585 DEEDWARR
09/19/2019 03:17:11 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190919-0095410

B-C-19-7802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-3-2023
(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

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)
Susan Elizabeth Wismer Campbell, Trustee	**New owner**	
(NAME) **1755 Players Mill Rd.**	(NAME)	**186-04-0B-002.00-CO**
(ADDRESS) **Franklin, TN 37067**	(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, **JEANNA MICHELE KENNEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN ELIZABETH WISMER CAMPBELL, TRUSTEE, DAVID A. WISMER, JR. AND MARY ANNE WISMER IRREVOCABLE EXEMPT TRUST FBO SUSAN ELIZABETH WISMER CAMPBELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 2 of The Village of Burkitt Place, a Horizontal Property Regime with Private Elements located within Burkitt Place, Phase 2C established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing The Village of Burkitt Place, a Horizontal Property Regime with Private Elements of record in Instrument Number 20070207-0016043 and amended in Instrument No. 20070208-0016738, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration. 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 to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanna Kenney, unmarried by Warranty Deed from Betty V. Plank, an unmarried woman of record in Instrument No. 20150417-0034266, Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 17, 2015.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070125-0010028, corrected in Instrument Number 20070214-0018953, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of The Village of Burkitt Place of record in Instrument Number 20070207-0016043, as amended in Instrument Number 20070208-0016738, and in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.

- First Amendment ot By-Laws of Burkitt Place Homeowner's Association of record in Instrument Number 20180926-0095460, in the Register's Office for Davidson County, Tennessee.

- Charter of The Village of Burkitt Place Owner's Association, Inc. of record in Instrument Number 20070206-0015779, in the Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
- Inspective and Maintenance Agreement of record in Instrument Number 20070724-0087659, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Agreement of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20050816-0096915 and in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to United Telephone Company of record in Instrument Number 20060607-0067534, 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: **7802 Kemberton Drive West, Nolensville, Tennessee 37135-4029**.

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 17th DAY OF SEPTEMBER, 2019.

Jeanna Michele Kenney by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEANNA MICHELE KENNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEANNA MICHELE KENNEY.

Witness my hand and official seal, this the 17th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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