Return to:
Gardner Title & Escrow
4235 Hillsboro Pike, Ste 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 314955 DEEDWARR
11/13/2019 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,242.87
20191113-0117063

#1793

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| **Robert C. LaPrad and wife, Dorothy E. LaPrad** | Same as Owner | Map/Parcel: **187-09-0A-121.00CO** |
| 8319 Middlewick Lane | | |
| Nolensville, TN 37135 | | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jay E. Beloff and wife, Elizabeth E. Beloff,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Robert C. LaPrad and Dorothy E. LaPrad, husband and wife, as to a 60% undivided interest and Ryan R. LaPrad and Melissa R. LaPrad, husband and wife, as to a 40% undivided interest,** ("The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of PHASE FIVE, SECTION ONE, BURKITT VILLAGE, of record in Plat Instrument No. 20150210-0012343, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay E. Beloff and Elizabeth E. Beloff by warranty deed dated September 16, 2015 from Regent Homes, LLC., a Tennessee limited liability company of record in Instrument No. 20150923-0096717, said Register's Office.

This instrument is executed on behalf of Jay E. Beloff and Elizabeth E. Beloff by Tammy Edwards, as our Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20191011-0104314, said Register's Office.

This is the same legal used in previous deed of record.

### This conveyance is subject to the following:

1. 2020 Taxes, not yet due and payable.
2. Restrictions for Burkitt Village of record in Instruments No. 20130717-0074035, amended by Instrument No. 20140310-0020071, and in Instrument No. 20140814-0073542,as made applicable to the subject property in Instrument No. 20150227-0017002, said Register's Office.
3. By-Laws for Burkitt Village Homeowners Association, Inc. as set out in Warranty Deed of record in Instrument No. 20150923-0096717, said Register's Office.
4. Charter for Burkitt Village HOA of record in Instrument No. 20121213-0114972, said Register's Office.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Nos. 20121029-0098753 and 20130724-0076308, said Register's Office.
6. Quitclaim Deed to Burkitt Village Homeowners' Association, Inc., for open space of record in Instrument No. 20150227-0017001, said Register's Office.
7. Grant of Easement and Agreements contained in Instrument No. 20140509-0039932, said Register's Office.
8. Any and all matters appearing on the Plan of record in Plat Instruction No. 20150210-0012343, said Register's Office.

This is improved property commonly known as **8319 Middlewick Lane, Nolensville, TN 37135.**

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $335,910.00.**

**Affiant**

**Subscribed and sworn to before me this 8th day of November, 2019.**

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Notary public:**
**My commission expires:** 8.22.21

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of November, 2019.

Jay E Beloff by Tammy Edwards
**Jay E. Beloff by Tammy Edwards, his Attorney-in-Fact** his attorney-in-fact

Elizabeth E Beloff by Tammy Edwards
**Elizabeth E. Beloff by Tammy Edwards, her Attorney-in-Fact** her attorney-in-fact

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tammy Edwards, Attorney in Fact for Jay E. Beloff and Elizabeth E. Beloff** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 8th day of **November, 2019.**

**Notary Public**
**My Commission Expires: 10/30/2022**

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

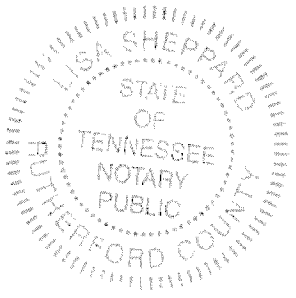
# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 1 day of October, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 8-22-21