WARRANTY DEED

Karen Johnson Davidson County
Batch# 329094 DEEDWARR
12/13/2019 10:31:42 AM 3 pgs
Fees: $18.00 Taxes: $1,231.18

20191213-0128761

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,750.00.

Affiant

Subscribed and sworn to me this 9th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:

RACHELL HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (RWS)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33011

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan Dillingham 908 Springlane Drive Nolensville, TN 37135	New owner	187-05-0A-168.00-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, **Phyllis J. Ahlman, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Susan Dillingham**, hereinafter called **"GRANTEE,"** her 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. 168 on the Plan of Final Plat of Burkitt Springs, Phase 3 of record in Plat at Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, 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 Phyllis J. Ahlman, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record on June 13, 2018 in Instrument No. 20180613-0056851, Register's Office for Davidson County, Tennessee.

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

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, with Supplement to annex Phase 3 of record in Instrument No. 20170925-0097954, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
5. Subject to the flow of any creeks, streams, or branches across subject property.
6. Subject to rights of others in and to the common areas and/or elements.
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 908 Springlane Drive, 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 do 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 do 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 5th day of December, 2019.

Phyllis J. Ahlman

Phyllis J. Ahlman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Phyllis J. Ahlman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 5th day of December, 2019.

Andrea Freeman

NOTARY PUBLIC

My Commission Expires: 3/3/2020

