THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123721

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 17th day of December, 2019.

Notary Public
My Commission Expires: 3/25/2023

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 331719 DEEDWARR
12/18/2019 10:43:46 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20191218-0130563

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Griffin Undieme 7517 Kemberton Court Nolensville TN 37135	New Owner	Tax Parcel ID No. 186-04-0B-052.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Selim Hammoud and Joumana Rahime, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nancy Griffin Undieme*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 52 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 Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PU D , 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 SELIM HAMMOUD and JOUMANA RAHIME, HUSBAND AND WIFE, by deed from BEAZER HOMES CORP., INC., A TENNESSEE CORPORATION, of record in Instrument No. 20080110-0003127, dated October 17, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 186-04-0B-052.00 CO.

Matters shown on the Boundary Plan of record in Instrument No. 20050920-0113225, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20070125-0010028 and corrected in Instrument no. 20070214-0018953, said Register's Office.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office.

Easement Agreement of record in Instrument No. 20060317-0030915, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070724-0087694, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060306-0025388, Instrument No. 20070207-0016043, Instrument No. 20070202-0014304 and Instrument No. 20070208-0016738, said Register's Office.

This is improved property located at 7517 Kemberton Court Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2019.

Selim Hammoud

Joumana Rahime

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Selim Hammoud and Joumana Rahime, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021