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

CRT File No. 191224104

Karen Johnson Davidson County
Batch# 344234 DEEDWARR
01/16/2020 11:24:58 AM 2 pgs
Fees: $13.00 Taxes: $1,311.65

20200116-0005850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $354,500.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael C. Grandinetti 2169 Kirkwall Drive Nolensville TN 37135	New Owner	Tax Parcel ID No. 187-09-0A-197.00 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, **Tracy J. Kirkland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael C. Grandinetti, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 197, as shown on the map entitled Burkitt Village Phase One , Section One , of record in Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TRACEY J. KIRKLAND, by deed from MELINDA A. GRAY, of record in Instrument No. 20181105-0109327 , dated November 1, 2018 , corrected by Scrivener's Affidavit of record in Instrument No. 20181206-0118907, 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 2020 and subsequent years for Map-Par. 187-09-0A-197.00 CO.

Matters shown on the Plan of record in Instrument No. 20130719-0075067 and Surveyor's Certificate of Correction in Instrument No. 20130805-0081861, 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. 20130717-0074035, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, said Register's Office.

This is improved property located at 2169 Kirkwall Drive 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 14th day of January, 2020.

Tracy J. Kirkland

STATE OF Ohio)

COUNTY OF Cuyahoga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy J. Kirkland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2020.

Notary Public

My Commission Expires: 4/18/2024

NOTARY PUBLIC STATE OF OHIO

LEATRICE D. GEE
Notary Public, State of Ohio
My Commission Expires
April 18, 2024
Recorded in Cuyahoga County