WARRANTY DEED

Karen Johnson Davidson County
Batch# 372377 DEEDWARR
03/13/2020 03:18:21 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200313-0028396

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

MST 2020-0245

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

William Harman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2020

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Harman and Rian Trotter	First Farmers & Merchants	
(NAME) 7820 Kemberton Drive	(NAME) 816 S. Garden St.	186-04-0B-011.00-CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Columbia TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rebecca L. Dorton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Harman and Rian Trotter, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 11, on the Final Plan 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 PUD of record in Instrument No. 20070207-0016043, as 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 the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, as 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 said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca L. Dorton by Warranty deed from Floating Interest Corporation, an Indiana Corporation of record in Instrument No. 20150707-0065778 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 07, 2015. (Value of consideration shown in aforementioned deed $218,000.00.) Being also known as 7820 Kemberton Drive 11 Nolensville, Tennessee 37135.

West

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, 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,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-P-20-7820

Tennessee. Subject to all matters shown on the Boundary Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee. The premises herein insured is a townhome established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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.

This property, known as 7820 Kemberton Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 10 DAY OF MARCH, 2020.

STATE OF Tennessee

COUNTY OF Williamson

Rebecca L. Dorton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rebecca L. Dorton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of March, 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County