Karen Johnson Davidson County
Batch# 379340 DEEDWARR
03/30/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200330-0033833

Prepared by:
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DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
J CARLA IKARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me this 27th day of March, 2020.

Notary Public
My commission expires: 1-3-23

Address of New Owner:	Send Tax Bills to:	Tax Information
Cameron Forras and Addison Forras 4067 Liberton Way Nolensville, TN 37135	New Owners	187-09-0-A10-60-0CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Patrick T. Bonner and Brenda B. Bonner, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cameron Forras and Addison Forras, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal Description thereof.

Being the same property conveyed to Patrick T. Bonner and Brenda B. Bonner, husband and wife, by deed from TR&D Homes Inc. of record in Instrument No. 20180821-0082628, Register's Office for Davidson County, Tennessee, and dated August 20, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Burkitt Village of record in Instrument No. 20170816-0084229 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants for Burkitt Village of record in Instrument No. 201307170074035 as amended in Instrument No. 20171108-0114807, Instrument No. 20190729-0074339,

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Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, and Instrument No. 20170720-0073494 Register's Office for Davidson County, Tennessee.

3. Charter for Burkitt Village Homeowners Association of record in Instrument No. 20121213-0114972 Register's Office for Davidson County, Tennessee.

4. ByLaws of record in Instrument No. 20130717-0074035 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4067 Liberton Way, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of March, 2020.

Patrick T. Bonner

Brenda B. Bonner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of March, 2020, before me personally appeared Patrick T Bonner and Brenda B Bonner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2020.

Notary Signature
My commission expires: 4/12/23

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

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