WARRANTY DEED

File #2020032913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372.500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Dooley and Daniel Jay Iddings	Legacy Home Loans	187-09-0A-202.00
(NAME)	(NAME)	
2179 Kirkwall Drive	4004 Hillsboro Pike, Ste 216B	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 385657 **DEEDWARR**
04/14/2020 01:56:28 PM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20200414-0039008

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, I/WE, **Alan R. Dilworth and Donna K. Dilworth, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Dooley and Daniel Jay Iddings, wife and husband**, 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 Lot No. 202 on the Plan of Burkitt Village, Phase One, Section One of record in Plat at Instrument No. 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861, 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 Alan R. Dilworth and Donna K. Dilworth, husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141027-0098811, Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, Second Amendment of CCR in Instrument No. 20140814-0073542 and Instrument No. 20181204-0118306, Register's Office for Davidson County, Tennessee; Charter of the Burkitt Village HOA of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753, in the Register's Office for Davidson County, Tennessee.; Greenbelt for tax assessment of record in Instrument Number 20090730-0071373 and Book 8844, Page 881 and 884, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **2179 Kirkwall 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 our hands this 9th day of April, 2020.

Alan R. Dilworth

Donna K. Dilworth

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Alan R. Dilworth and Donna K. Dilworth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April, 2020.

Commission expires:

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

8/22/22