Karen Johnson Davidson County
Batch# 393608 DEEDWARR
04/30/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20200430-0045100

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426293**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2020. Notary Public My Commission Expires: 2/19/2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

WARRANTY DEED

Address New Owner: Johnathan R. Vest 7503 Kemberton Court Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186 04 0B 045.00

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, **Donald Sanders, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnathan R. Vest, unmarried man**, ("Grantees"), its 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 Unit No. 45, on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkett 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 Burkett Place, a Horizontal Property Regime with Private Elements, a PUD, 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 Donald G. Sanders, an unmarried man by Warranty Deed from Will Canterbury Jr. and Tali G. Canterbury, husband and wife, of record in Instrument No. 20181206-0118912, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on December 06, 2018.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Burkitt Place, as recorded in Instrument No. 20050920-0113225.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place Phase 2C, as recorded in Instrument No. 20070125-0010028.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, supplemented in Instrument No. 20150714-0068441, assignment of developer's rights in Instrument No. 20120106-0001500 and amended to bylaws in Instrument No. 20180926-0095460.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738.

Easement recorded in Instrument No(s). 20050816-0096915 and 20060317-0030915.

Easement for Right of Way, recorded in Instrument No. 20060607-0067534.

Easement for Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded in Instrument No. 20070724-0087659.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070724-0087694.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.

This is improved property located at 7503 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 28th day of April, 2020.

Donald Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Sanders, 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 28th day of April, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23