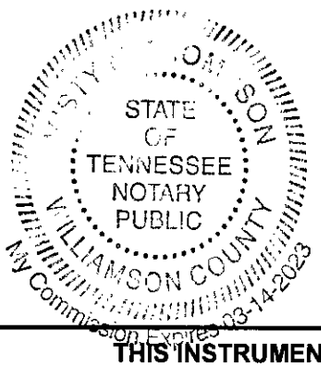
Karen Johnson Davidson County
Batch# 395628 DEEDWARR
05/05/2020 09:07:45 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20200505-0046618

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline R. Wasserman	Caroline R. Wasserman	186-03-0-A-171.00 CO
(NAME)	(NAME)	
104 Burkitt Commons Avenue	104 Burkitt Commons Avenue	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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, I, **Allison Duncan, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline R. Wasserman, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 171 on the Final Plat, Burkitt Commons, Phase I, of record in Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison Duncan, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 23, 2018, of record in Instrument No. 20180724-0072158, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Burkitt Commons Avenue, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20180119-0006002; Restrictions of record in Instrument No. 20190321-0025835, Instrument No. 20191219-0131322 and Instrument No. 20180202-0010924; Articles of Incorporation/Charter of record in Instrument No. 20170705-0067423 and Instrument No. 20180125-0008085; Easement for contribution agreement of record in Instrument No. 20050816-0096915; Easement for grant of overhead line of record in Instrument No. 20060816-0100824; Water rights for creek; Agreement for sewer dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20171030-0110866, Instrument No. 20171030-0110871, Instrument No. 20171030-0110846, Instrument No. 20171030-0110845, Instrument No. 20170919-0095932, Instrument No. 20050908-0108101 and Instrument No. 20170308-0022983; Sewage soil absorption letter of record in Book 4933, page 801; Matters set out in Instrument No. 20160421-0039022, Instrument No. 20160421-0039020 and Instrument No. 20160421-0039019; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of April, 2020.

Allison Duncan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Allison Duncan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of April, 2020.

Notary Public
My Commission Expires: _____

File No.: 31628

