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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200526903** Karen Johnson Davidson County Batch# 405361 DEEDWARR 05/22/2020 01:33:30 PM 2 pgs Fees: $13.00 Taxes: $1,554.00 20200522-0053558	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Melodie Jean Mills Affiant Subscribed and sworn to before me, this 19th day of May, 2020. Notary Public My Commission Expires: 3-7-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melodie J. Mills 512 Wilcox Court Nolensville TN 37135	Wells Fargo Home Mgt. PO Box 51162 Los Angeles, CA 90051	Tax Parcel ID No. 186-04-0A-362.00-CO

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, **Johnathan R. Vaughn and Denise S. Vaughn, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Melodie Jean Mills, a single woman** ("Grantee"), her 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 Lot No. 362 on the Plan of Final Plat of Burkitt Place, Phase 2K, Section 2 "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140609-0049811, 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 Johnathan R. Vaughn and Denise S. Vaughn, husband and wife by Warranty deed from Debi Ann McClure and Darrell W. McClure, wife and husband of record in Instrument No. 20160718-0073632 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 18, 2016.

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.

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 20140609-0049811, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, Page 754, as amended in Book 4611, Page 667 and Book 4179, Page 811 (all of record in the Register's Office for Williamson County, Tennessee) and Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Burkitt Place HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
By-Laws of record in Book 3845, Page 789, Register's Office for Williamson, County, Tennessee.
Deed for common areas to HOA of record in Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 3855, Page 402 (Register's Office for Williamson County, Tennessee) and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.

Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.
Ingress & Egress Easement in reference to cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.
Easement and contribution agreement of record in Book 3657, Page 344 (Register's Office for Williamson County, Tennessee) and Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Book 3940, Page 211 (Register's Office for Williamson County, Tennessee) and Instrument No. 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.
Sewer Easement of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee.
Subject to all matters shown on PUD Boundary Plat the Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
Assignment of Developers rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
Notice of Greenbelt assessments of record in Book 8880, Page 387, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 512 Wilcox 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, Grantors warrant this instrument is effective as of the 19th day of May, 2020.

Johnathan R. Vaughn

Denise S. Vaughn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnathan R. Vaughn and Denise S. Vaughn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature
My Commission Expires: September 7, 2020

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