Karen Johnson Davidson County
Batch# 452090 DEEDWARR
08/06/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20200806-0087658

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Aug., 2020

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2020-1166

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derryl Gardner Collett and Gantt Ashworth Collett, wife and husband	New Owner	181-10-0A-338.00-CO
(NAME)	(NAME)	
7704 Tranquil Trail		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **Katie M. Burk and Sean P. Burk, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derryl Gardner Collett and Gantt Ashworth Collett, 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. 912 on the Plan of Final Plat of Autumn Oaks, Phase 9, a Cluster Subdivision of record in Plat at Instrument No. 20150609-0053998, 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 Katie M. Burk and Sean P. Burk, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160328-0028599 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of Autumn Oaks, Phase Nine, of record as Instrument Number 20150609-0053998, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee. Easement(s) to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Book 2245, page 271 and Book 6968, Book 25, in the Register's Office for Davidson County, Tennessee. Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 7760, Page 970, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199, and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Autumn Oaks of record in Instrument Number 200109120099443, Instrument No.

200305130064238, Instrument No. 20100414-0028160, amended in Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Book 261, Page 284 and Book 6704, page 397, in the Register's Office for Davidson County, Tennessee. Water Line Easement of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee. Easement to use spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.

This property, known as 7704 Tranquil Trail, Brentwood, TN 37027
(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 my/our hand(s) this 5 DAY OF Aug, 2020.

Katie M. Burk

Sean P. Burk

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Katie M. Burk and Sean P. Burk, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of August, 2020.

Notary Public

My commission expires: 4-20-2024

(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022