THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930134** Karen Johnson Davidson County Batch# 494531 **DEEDWARR** 10/14/2020 09:22:59 AM 2 pgs Fees: $13.00 Taxes: $1,650.20 20201014-0119190	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $446,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2020. Notary Public My Commission Expires: 12-19-20 STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

WARRANTY DEED

Address New Owner: David T. Duncan and Susan N. Duncan 9053 Macauley Lane Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186 04 0A 384.00

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, **Fred R. Shanks and Donna D. Shanks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David T. Duncan and Susan N. Duncan, husband and wife**, ("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 Lot No. 384, on the Final Plat Burkitt Place, Phase 2D, Section 4 "Cluster Lot Subdivision", as of record in Instrument No. 20150528-0048809, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred R. Shanks and Donna D. Shanks, Husband and Wife, by Warranty Deed from Celebration Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161122-0123336, in the Register's Office of Davidson County, Tennessee, dated November 17, 2016 and recorded on November 22, 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.

County of Davidson taxes for the year 2021 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 Final Plat, Burkitt Place, Phase 2D, Section 4 "Cluster Lot Subdivision", as recorded in Instrument No. 20150528-0048809.

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 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388 and amendment recorded in Instrument No. 20070202-0014304, Assignment of Developer's Rights recorded in Instrument No. 20120106-0001500 and Supplemental Declaration recorded in Instrument No. 20150714-0068441.

Easement for Contribution Agreement, recorded in Instrument No. 20050816-0096915.

Easement for Right of Ingress and Egress, recorded in Instrument No. 20060317-0030915.

Easement for Right-Of-Way by United Telephone Co., recorded in Instrument No. 20060607-0067534.

Easement for Right-of-Way, recorded in Instrument No. 20061109-0139669.

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

Application For Greenbelt Assessment record in Book 8880, Page 387.

This is improved property located at 9053 Macauley Lane 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 9th day of October, 2020.

Fred R. Shanks

Donna D. Shanks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fred R. Shanks and Donna D. Shanks, 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 9th day of October, 2020.

Nathan L Powers

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY