Bap 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 340,000.00.

SR

Affiant

Subscribed and sworn to me on April 9. 2021.

June E Rowell

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 612020 DEEDWARR
04/09/2021 03:33:49 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210409-0047777

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34522

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Phouthasone Phantakou 786 Westcott Lane Nolensville, TN 37135	SAME AS NEW OWNER	187-05-0A-048.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Caleb R. Simpson and Taylor Simpson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Phouthasone Phantakou, a single man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Burkitt Springs, Phase 4A of record in Plat at Instrument No. 20151203-0121974, 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 Caleb R. Simpson, an unmarried man by Warranty deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20161003-0104035 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20151203-0121974, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs with Charter and By-Laws for Burkitt Springs Homeowners Association, Inc. appended thereto, of record in Instrument No. 20140110-0002949, Instrument No. 20150908-0091208, Instrument No. 20160126-0007545, and Instrument No. 20170118-0005499, Instrument No. 20170925-0097954 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.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 786 Westcott Lane, Nolensville, TN 37135.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 9th day of April 2021.

Caleb R. Simpson

Taylor Simpson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 9, 2021, before me personally appeared Caleb R. Simpson and Taylor Simpson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 9, 2021.

NOTARY PUBLIC

My Commission Expires: MAY 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024