| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20658-04-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $190,500.00.<br>Affiant<br>Subscribed and sworn to before me, this April 30, 2003.<br>Notary Public<br>My Commission Expires: |

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 23, 2003

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Nancy A. Miller<br><br>515 Belair Way<br>Nashville, TN 37215 | **Send Tax Bills To:**<br><br>New Owner | **Tax Information:**<br><br>Map No.131-06-0-D<br>Parcel No. 515.00 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, **Debra J. Wredman** *, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy A. Miller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is Improved property located at 515 Belair Way, Nashville, TN, 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 April 30, 2003.

Debra Wredman by Lori Pilato attorney in fact

Debra J. Wredman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Debra J. Wredman** , 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, at office, this April 30, 2003.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/08/03 10:49 3pgs
Fees:18.00 Taxes:704.85

20030508-0061750

DAVIDSON COUNTY, TE

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Louis Belote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of as her Attorney-In-Fact, as the free and and deed of the within named .

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2003.

NOTARY PUBLIC

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SCHEDULE "A"

Land in Davidson County, Tennessee, being Unit No. 515, together with the appurtenant interest in the common elements of Burton Hills Townhomes Village of Belair, Phase I, a horizontal property regime established by Master Deed, of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the amendment to the aforementioned Master Deed of record in Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, and Instrument No. 20010627-0068123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra J. Wredman, unmarried by deed from Lucy E. Cuettler, unmarried appearing as Instrument No. 20010918-0100914, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictions of record in Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Townhomes, Village of Belair Phase I, of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325 and Instrument No. 20010627-0068123, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of Burton Hills Townhomes, Village of Belair, Phase I Council, Inc. of record in Book 6665, page 18, amended in Book 6921, page 220, Register's Office for Davidson County, Tennessee.
6) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7) Easements of record in Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.
8) Dedication of common area to Burton Hills Recreational Association, of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee. Dedication of common area to Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
9) Agreements of record in Book 6470, page 383 and in Book 6655, page 47, Register's Office for Davidson County, Tennessee.
10) All matters appearing on the Plan of of record in Plat Book 6250, page 284, revised in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.