Davidson County DEEDWARR
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Fees:18.00 Taxes:632.70

20030728-0105184

PICK

This document prepared by (and after recording return to):	
Name:	Kevin D. Norwood
Firm/Company:	Cumberland Law Group, LLPC
Address:	Suite 10
	1222 16th Ave. South
City, State, Zip:	Nashville, TN 37212
Phone:	615-783-1520

map + Parcel: 104-090) K 109.00

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Burnita C. Hudgins, an individual, ☐ married ☒ unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto F. Anthony Burke, ☒ married ☐ unmarried, hereinafter referred to together as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

The property has the street address in Davidson County of 3818 West End Avenue, #109, Nashville, TN 37205.

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee at Book 11472 Page 911.

The property is unimproved.

Taxes for tax year 2003 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

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State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $171,000.00

print affiant name: F. Anthony Burke

Subscribed and sworn to before me, this the 24 day of July, 2003.

notary public (print name:)

NOTARY PUBLIC AT LARGE

The property herein conveyed is not a part of the homestead of Grantor.

WITNESS Grantor's hand this the 19th day of July, 2003.

Burnita C. Hudgins
Grantor
Burnita C. Hudgins

STATE OF TENNESSEE,
COUNTY OF Madison

On this 19th day of July, 2003, before me personally appeared the above named grantor, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that such person executed the same as such person's free act and deed.

Martha H. Truell
Notary Public
Printed Name: Martha H. Truell

MARTHA H. TRUELL NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Commission Expires:
02-23-05

Grantor(s) Name, Address, phone:
Burnita C. Hudgins
1315 East Church Street
Union City, TN 38261
731-885-2667

Grantee(s) Name, Address, phone:
F. Anthony Burke
4440 Signal Hill Road
Louisville, KY 40207

SEND TAX STATEMENTS TO GRANTEES

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Burnita C. Hudgins, unmarried, by deed from Paul J. Huffman, III, married, by deed of record in Book 11472, page 911, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes and penalties which are delinquent and are to be paid by or on behalf of Grantee; (2) 2003 Taxes which have been prorated and assumed by the Grantee; (3) Restrictions of record in Book 6846, page 838; (4) Covenants, Conditions, Restrictions and Agreements of record in Book 7332, page 380, amended in Book 7902, page 113; (5) Easements of record in Book 6846, page 833, Book 6881 page 926, Book 7902, page 109, and Book 7902, page 145, and (6) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.