THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22131-12-2003** 9B	*STATE OF TENNESSEE, COUNTY OF DAVID*SON: The actual consideration or value, whichever is greater, for this transfer is: *$143,000.00.* Affiant Subscribed and sworn to before me this 19th day of December, 2003. Notary Public MARY R. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXP. 03-17-2004 My Commission Expires

Davidson County DEEDWARR
Recvd: 12/23/03 09:18 2pgs
Fees:13.00 Taxes:529.10

20031223-0182176

WARRANTY DEED

Address New Owner: Carissa A. Lewis 257 Hillsboro Place Nashville, TN 37215	**Send Tax Bills To:** Same	**Tax Information:** Map No.117.03-0-D Parcel No. 257.00 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, **Christy D. Mitchell now York, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carissa A. Lewis, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **257 Hillsboro Place, Nashville, TN, 37215**

Todd York, husband of Christy D. Mitchell York, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

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 the 19th day of December, 2003.

Christy D. Mitchell York

Todd York

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christy D. Mitchell York and Todd York**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2003.

Notary Public

My Commission Expires:
9/22/07

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 257 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, page 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37 amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Christy D. Mitchell by deed dated 6/15/99 from Michelle L. Wolfe of record in Book 11531, Page 75, Register's Office for Davidson County, Tennessee. This said Christy D. Mithchell is now known as Christy D. Mitchell York.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) Charter of Incorporation of Hillsboro Station Homeowner's Assocation of record in Book 6747, Page 6, 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 Hillsboro Station, of record in Book 6740, Page 37, amended in Book 8140, Page 689, Register's Office for Davidson County, Tennessee;
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, Page 909 and in Book 4158, Page 34, Register's Office for Davidson County, Tennessee;
7) All matters appearing on the Plan of record in Book 6250, Page 751 thru 753, Register's Office for Davidson County, Tennessee;
8) Easement for overhead line purposes of record in Book 6595, Page 58, Register's Office for Davidson County, Tennessee;
9) Easement for Permanent Easement of record in Book 4633, Page 468, Register's Office for Davidson County, Tennessee;
10) Easement for sewer of record in Book 3531, Page 572, 576 and 592, Register's Office for Davidson County, Tennessee;
11) Easement for right of way of record in Book 1877, Page 581, Register's Office for Davidson County, Tennessee;
12) Storm water detention agreement of record in Book 6629, Page 452, Register's Office for Davidson County, Tennessee.