20200

(2)
Box 36

Davidson County DEEDWARR
Recvd: 06/24/04 14:19 3pgs
Fees:18.00 Taxes:665.63
20040624-0075322

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00

Kathryn W Jackson
Affiant

Subscribed and sworn to me on June 21, 2004.

NOTARY PUBLIC

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20200SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kathryn W. Jackson 240 Boxmere Place Nashville, TN 37215	SAME	131-06-E-240

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, William A. Steih and wife, Lacey Steih, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kathryn W. Jackson, 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 Unit No. 240, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase 1, a Condominium, a horizontal property regime established by Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, in the 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 Master Deed and being located upon Tract 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, in said Register's Office.
>
> Being the same property conveyed to William A. Steih by Deed from Mete Fikri, an unmarried person, of record as Instrument No. 20000809-0079111 in the Register's Office for Davidson County, Tennessee.

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

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Matters shown on Plan of record in Book 6666, page 749 (Exhibit "B" to Master Deed), in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Restrictions of record in Book 6326, page 588, in said Register's Office; and
4. Declaration of Covenants of Burton Hills of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and Book 7146, page 188, in said Register's Office; and
5. Sanitary sewers and/or storm drainage easement of record in Book 3702, page 250, in said Register's Office; and
6. Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416, in said Register's Office; and
7. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills - Village at Boxmere, Phase I, of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 739, Book 6921, page 226, said Register's Office for Davidson County, Tennessee; and
8. Amendment to By-Laws of record in Book 6911, page 831, in said Register's Office; and
9. Homeowners' Association Charter of record in Book 6665, page 6, as amended in Book 6921, page 218, in said Register's Office; and
10. 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.

This property is also known as improved property located at 240 Boxmere Place, Nashville, TN 37215.

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 do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 our hands on June 21, 2004.

William A. Steih

William A. Steih

Lacey Steih by: William A. Steih
ATTORNEY-IN-FACT

Lacey Steih

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2004, before me personally appeared William A. Steih ~~and Lacey Steih~~ 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 June 21, 2004.

NOTARY PUBLIC

My Commission Expires: _____

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. STEIH 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 LACEY STEIH, as her Attorney in Fact, as the free act and deed of the within named WILLIAM A. STEIH. Witness my hand and official seal this 21st day of June, 2004.

NOTARY PUBLIC

My Commission Expires: _____

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE