# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/04 15:19 2pgs
Fees:13.00 Taxes:428.83

20040928-0116799

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
04-09-009-DA

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00.

Ms. D. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of September, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **DANIEL S. BURCH AND ROBIN L. BURCH** | SOUTHTRUST MORTGAGE CORPORATION | 114-11-A |
| (NAME) 7470 Charlotte Pike, Unit # 2 | (NAME) 210 Wildwood Parkway | 027.00CO |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Birmingham, AL 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KARL E. HAURY, JR., MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL S. BURCH AND WIFE, ROBIN L. BURCH**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 2, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in 20001212-0122257 supplements and amendments of record in Instrument No. 20020125-0010757; 20020125-0010758; 20021021-0128687 and 20040115-0006459, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 20040115-006459 Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Karl E. Haury, Jr., by Deed from 21 Century Partners, A Tennessee General Partnership, of record in Instrument No. 20000710-0067933, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Hills Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JUDY B. HAURY, spouse of the above named KARL E. HAURY, JR., joins in this conveyance for the purpose of releasing any and all rights SHE may have in and to the above described property, especially HER marital rights.

THIS instrument is being executed in behalf of JUDY B. HAURY pursuant to a Power of Attorney executed by same on the 28TH day of OCTOBER, 2002, and being filed for record in Instrument No. 20021028-0131390.

BEING unimproved ☐
Improved ☒ property known as: 7470 Charlotte Pike, Unit #2, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF,** OUR hands, this 24th day of September, 2004.

**KARL E. HAURY, JR.**

**JUDY B. HAURY**

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 **KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 24th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public PETER WEISS/SCOTT D. WEISS

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of September, 2004, before me personally appeared **KARL E. HAURY, JR.** , to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JUDY B. HAURY**, and acknowledged that HE executed the same as the free act and deed of the said .

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.