WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/05 10:25 3 pgs
Fees:18.00 Taxes:666.00

20050518-0055937

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

Subscribed and sworn to me on May 9, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. BROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20738SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Randall W. Bolden Diana A. Bolden 109 Ashlawn Court Nashville, TN 37215	SAME	131-06-G-109

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, Taras Semchyshyn and wife, Elizabeth Ashley Nelms, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Randall W. Bolden and Diana A. Bolden, 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 109 of Burton Hills, Village of Ashlawn, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, in the 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 Exhibit C of said Master Deed. Reference is hereby made to Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Taras Semchyshyn, an unmarried person, by Deed from Allen M. LeBlanc and wife, Diane M. LeBlanc, of record in Book 10997, page 823, in the Register's Office for Davidson County, Tennessee.

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

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
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; and
3. Matters shown on Plat of record in Book 6250, page 978, as amended in Book 6900, page 304, and as further set forth as Exhibit B to the Master Deed of record in Book 7076, page 696, in the Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 6326, page 588, in said Register's Office.
5. Agreement by and between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, and Book 6655, page 47, in said Register's Office.
6. Restrictive Covenants of record in Book 6326, page 588; 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, and Book 7076, page 691, in said Register's Office.
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 of Ashlawn Condominiums, of record in Book 7076, page 696, as amended in Book 7308, page 859, in the Register's Office for Davidson County, Tennessee.
8. Charter of the Burton Hills, Village of Ashlawn Council, Inc., of record in Book 7154, page 239, in said Register's Office.
9. Subject to the rights of others in and to the common elements.
10. Subject to the lien for special assessments contained in the Restrictive Covenants, and Master Deed.

This property is also known as improved property located at 109 ~~Ashland~~ Ashlawn Court, 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 May 5th, 2005.

Taras Semchyshyn

Elizabeth Ashley Nelms

STATE OF North Carolina)
COUNTY OF Forsyth)

On May 5th, 2005, before me, the undersigned, personally appeared Taras Semchyshyn to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 5th, 2005.

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
JEAN B. BROWN
My Commission Expires February 7, 2010

Jean B Brown
NOTARY PUBLIC

My Commission Expires: 2/7/2010

STATE OF North Carolina)
COUNTY OF Forsyth)

On May 5th, 2005, before me, the undersigned, personally appeared Elizabeth Ashley Nelms to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 5th, 2005.

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
JEAN B. BROWN
My Commission Expires February 7, 2010

Jean B Brown
NOTARY PUBLIC

My Commission Expires: 2-7-2010