CHIC 4302

Davidson County DEEDWARR
Recvd: 06/07/05 09:42 3 pg
Fees:18.00 Taxes:795.50
20050607-0064819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 215,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2005.

Notary Public:

My Commission Expires: 7-22-08

GAY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Comm. Expires 7-22-08

WARRANTY DEED

Name and Address of New Owner:
Katherin A. Nicks
208 Ashlawn Court
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map/Parcel Number:
131-6-O-G-208-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richardo J. Rodriguez and spouse, Gina Torres**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine A. Nicks, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A Condominium Apartment in Davidson County, Tennessee, being unit No. 208 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 978, and 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, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Ricardo J. Rodriguez and spouse, Gina Torres, by Warranty Deed from Richard T. Barksdale, Jr., unmarried, dated May 30, 2001, recorded June 1, 2001, in Instrument Number 20010601-0057318, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6250, Page 978 and Plat Book 6900, Page 304, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

This property is subject to rights of others in and to common areas/elements.

This property is subject to Lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of Record in Book 7189, Page 72, Register's Office for Davidson County, Tennessee.

Agreement of Record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of Record in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, Page 978, Register's Office for Davidson County, Tennessee.

PUD Boundary of Record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733, Register's Office of Davidson County, Tennessee.

Master Deed of record in Book 7076, Page 696 and Book 7308, Page 763, Register's Office of Davidson County, Tennessee.

By-Laws of record in Book 7076, Page 763, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **208 Ashlawn Court, Nashville, TN 37215**

CONTINUED ON PAGE #3

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of May, 2005.

Ricardo J. Rodriguez

Gina Torres

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 Ricardo J. Rodriguez and Gina Torres, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075

CHIC # 4302

EXHIBIT "A"
(Legal Description)

CONTINUED FROM PAGE 1

This property is subject to restrictions and reservations of record in Volume , Page , and further subject to all matters shown on the Plan of Burton Hills, of record in Plat Book 6250, Page 978, as amended in Book 6900, Page 304, and as further set forth in Exhibit "B" to the Master Deed in Book 7076, Page 696, in the Register's Office of Davidson County, Tennessee.

The premises herein insured 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 the 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 buildings 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 Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, in the Register's Office of Davidson County, Tennessee.

This property is subject to Declaration of Restrictions, of record in Book 6326, Page 588, in the Register's Office of Davidson County, Tennessee.

This property is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions 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, and in Book 7076, Page 691, all in the Register's Office of Davidson County, Tennessee, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property is subject to Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, Page 505, as amended in Book 6921, Page 216, in the Register's Office of Davidson County, Tennessee.

This property is subject to Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office of Davidson County, Tennessee.

This property is subject to Charter of Burton Hills, Village of Ashlawn Council, Inc., dated March 3, 1987, of record in Book 7154, Page 239, in the Register's Office of Davidson County, Tennessee.

This property is subject to Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, Page 383, in the Register's Office of Davidson County, Tennessee.

This property is subject to Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, Page 47, in the Register's Office of Davidson County, Tennessee.

This property is subject to rights of others in and to the common areas and/or elements.

This property is subject to lien for special assessments as contained in the restrictions.