Davidson County DEEDWARR
Recvd: 06/15/05 08:15 2 pgs
Fees:13.00 Taxes:777.00
20050615-0068083

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 131-6-G-111

Send Tax Statements To:
Same As Owner

Name/Address New Owner:
David Bryant and
Carolyn Bryant
104 Jonathan Court
Franklin, TN 37069

Name of Mortgagee:
NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LEIGH ROWAN, an unmarried woman**, have bargained and sold and by these presents do transfer and convey unto **DAVID BRYANT and wife, CAROLYN BRYANT**, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 111 of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, page 696, 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 made to the 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 Leigh Rowan by deed from Helen L. Huie of record in Instrument No. 200004110036286, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Burton Hills, of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

3. This conveyance is made subject to all 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 and Charter for the administration thereof; and is 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 and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee.

4. Charter of Burton Hills Subdivision, of record in Book 6517, page 5050, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.

5. Charter of Burton Hills Recreational Association, of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.

6. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.

7. 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; Book 7076, page 691 and Book 6326, page 588, Register's Office for Davidson County, Tennessee.

8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **10th** day of **June, 2005**.

LEIGH ROWAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEIGH ROWAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand and seal, at office, on this **10th** day of **June, 2005**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$210,000.00**.

Affiant

Sworn to and subscribed before me on this **10th** day of **June, 2005**

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public