31B
GSRM
Lee

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 16:10 2 pgs
Fees:13.00 Taxes:1940.65

20050630-0075715

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $524,500.00.

Thomas P Kanaday Jr
Affiant

Subscribed and sworn to me on June 30, 2005.

NOTARY PUBLIC

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20840SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas P. Kanaday, Jr. Sally R. Kanaday 204 Burlington Place Nashville, TN	SAME	117-09-C-52

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, Mathieu R. Berman and wife, Roberta M. Berman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, 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 Lot No. 52 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, pages 403-406, as amended in Book 5800, page 185, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Mathieu R. Berman and wife, Roberta M. Berman, by Deed from James I. Hudson, Jr. and wife, Anna B. Hudson, of record as Instrument no. 20020601-0067008 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 Plan of record in Book 5200, pages 403-406, as amended in Book 5800, page 185, in the Register's Office for Davidson County, Tennessee, and
4. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, and the By-Laws appended thereto in Book 5863, page 796, as amended in Book 6046, page 134, in said Register's Office, and

MRB

5. Charter of Burlington Cooperative Corporation of record in Book 5869, page 168, as amended in Book 7570, page 316, Book 7866, page 386, and Book 8158, page 846, in said Register's Office, and
6. Easement for sanitary sewers and/or storm drainage of record in Book 6929, page 646, in said Register's Office, and
7. Easement granted to the City of Nashville for rights of ways to access trunk sewer lines of record in Book 3401, page 545, in said Register's Office, and
8. Subject to the rights of others in and to the common areas, and
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 204 Burlington 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 30, 2005.

Mathieu R. Berman

Roberta M. Berman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2005, before me, the undersigned, personally appeared Mathieu R. Berman and Roberta M. Berman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 30, 2005.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE