WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Rhonda Burgess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Burgess	Rhonda Burgess	147-07-0-B/46.00CO
(NAME) 4958 Edmondson Pike J-46	(NAME) 4958 Edmondson Pike J-46	Davidson County DEEDWARR Recvd: 08/08/05 12:31 2 pgs Fees:13.00 Taxes:251.60
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	20050808-0093274
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gardenview Properties, a TN general partnership comprised of Frank Oster, Jeanine Dowlen and Ray Dowlen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda Burgess, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit no. J-46, Parcel 46, in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for said County, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Gardenview Properties by Warranty Deed from W.P. Russell, Jr., and wife, Lynne M. Russell dated November 30, 1982, and filed for record in Book 5972, Page 706, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5050, page 101, Register'sOffice for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, easements and rights as contained in the Declaration ofCovenants and Restriction, of record in Book 5197, page 544, and the By-laws of Woodlea Place Home Owners Association, Inc. recorded in Book 5197, Page 585, said Register's Office.

Utility easement granted City of Nashville acting by and through the Electric Power Board of the city of Nashville by Virginia Yearwood Robertson across part of the premises as set out in the instrument of record in Book 3255, page 532, Said Register's Office.
Restrictive covenants contained in an instrument of record in Book1715, page 537, said Register's Office.

Restrictive covenants contained in the deed of record in Book 1629, page 115, as modified in book 1726, page 379, and re-recorded in Book 1729, page 195, said Register's Office, as amended in book 4750, page 536, said Register's Office.

Restrictive covenants contained in the instruments of record in Book 2595, page 381, and Book 1850, page 566, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike J-46, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 28th day of July, 2005.

Gardenview Properties, a Tn general partnership of
Frank Oster and Jeanine Dowlen and Ray Dowlen

By: Frank Oster, partner

Frank Oster, partner

Jeanine Dowlen by Frank Oster, her attorney in fact partner

Jeanine Dowlen, by Frank Oster, her attorney in fact, partner

Ray Dowlen by Frank Oster his attorney in fact, partner

Ray Dowlen, by Frank Oster, his attorney in fact, partner

STATE of TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Frank Oster, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the partner of Gardenview Properties the within named bargainer, a corporation and that he/ she as such partner being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such partner.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

State of Tennessee
County of Davidson

On this the 26 day of July, 2005, before me personally appeared Frank Oster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeanine Dowlen and Ray Dowlen, individually and as partners of Gardenview Properties, and who acknowledged that he executed the same as the free act and deed of the said Jeanine Dowlen and Ray Dowlen, individually and as partners of Gardenview Properties by virtue of that Power of Attorney, duly executed by the said Jeanine Dowlen and Ray Dowlen, individually and as partners of Gardenview Properties and appearing of record as Instrument No. 20050808-0093273 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public