WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Andrea Lucado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea K. Lucado	Countrywide Home Loans	Map 131-06
(NAME) 241 Boxmere Place	(NAME) 801 Crescent Centre Drive	Parcel 241
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(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, **JOHN M. GARRETT AND WIFE, KAREN J. JOHNSON GARRETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA K. LUCADO, 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:

Land in Davidson County, Tennessee, being Unit No. 241, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Book 6517, page 522 and Book 6778, page 536, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "A" to the Third Amendment to the Master Deed of record in Book 6921, page 226, and being located upon Tract No. 7 on the Plan of Burton Hills Village of Boxmere, Phase I, a condominium, of record in Plat Book 6250, page 649, said Register's Office, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John M. Garrett, unmarried, and Karen J. Johnson, unmarried, by deed from Michele I. Ferger Jones of record in Instrument #20020228-0025718, said Register's Office. John M. Garrett and Karen J. Johnson have since married. Karen J. Johnson is now known as Karen J. Johnson Garrett.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6250, page 649, said Register's Office; (c) Master Deed and Bylaws of record in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Book 6517, page 522 and Book 6778, page 536, said Register's Office; (d) easements of record in Book 3702, page 250 and Book 4298, page 491, said Register's Office; and (e) agreements of record in Book 6470, page 383, Book 6655, page 47 and Book 7142, pages 411 and 416, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 241 Boxmere Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 11/07/05 11:31 2 pgs
Fees:13.00 Taxes:688.20

20051107-0134570

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 our hands this 3rd day of November, 2005.

John M. Garrett

Karen J. Johnson Garrett

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 John M. Garrett and Karen J. Johnson Garrett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2005.

Commission expires:

Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE