| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24831-10-2005**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.<br><br>Ann M. Minnick<br>Affiant<br><br>Subscribed and sworn to before me this 2nd day of December, 2005.<br><br>Notary Public<br><br>My Commission Expires: |

GEO. E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# WARRANTY DEED

My Commission Expires JULY 19, 2008

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Ann M. Minnick<br>130 Abbeywood Drive<br>Nashville, TN 37215 | New Owner | Map No.131.06-0F<br>Parcel No. 045.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elaine Topping**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann M. Minnick, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 130 Abbeywood Drive, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 2nd day of December, 2005.

Elaine Topping

Elaine Topping

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elaine Topping**, 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, at office, this 2nd day of December, 2005.

Notary Public

My Commission Expires:

GEO. E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/12/05 15:18 2 pgs
Fees:13.00 Taxes:2183.00

20051212-0149204

# EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 45 on the plan of A Resubdivision of Lot 2, Tract II Burton Hills and an Addition to the Village of Abbeywood as of record in Plat Book 7900, pages 967-968, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elaine Topping by deed dated February 7, 1997 from Bruce D. Zeitlin, married, and Martin Construction Company, a Tennessee Corporation of record in Book 10347, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Abbeywood of record in Book 7146, page 193, amended in Book 9790, page 987, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
4. Charter of Incorporation of Burton Hills Village of Abbeywood Association, Inc. of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, pages 967 and 968, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 978, and in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.