Davidson County DEEDWARR
Recvd: 01/05/06 10:16 2 pgs
Fees:13.00 Taxes:740.00

20060105-0001874

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December 2005.

Notary Public
My commission expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Anne Burks | NEW OWNER | 131-06-0-E 312.00 |
| 312 Boxmere Place | | |
| Nashville TN 37215-0000 | | |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christian Garstin, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Anne Laura Burks, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 312 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 and amended in Book 6824 page 308; Book 6908 page 738; Book 6911 page 821; Book 6921 page 226 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christain M. Garstin by deed from George B. Nowell of record in Instrument No. 20040714-0083936 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Burton Hills of record in Book 6250 Page 978, Register's Office for Davidson County, Tennessee 3) Easements of record in Book 2702 page 270 and Book 4298 Page 491 4) Agreement of record in Book 6470 page 383 and Book 6695 page 47 Book 7147 page 411 & 416 5) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6666 page 49 and amended in Book 6824 page 308; Book 6908 page 738; Book 6911 page 821; Book 6921 page 226 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Burton Hills Village Condominiums and recorded in Book 666 page

749 and amended in Book 6824 page 308; Book 6908 page 738; Book 6911 page 821; Book 6921 page 226 Register's Office for said county. 6) Charter of Burton Hills Village Condominium Association of record in Book 6695 page 6 and amended in Book 6921 page 218 and Book 6517 page 210 7) Charter of Burton Hills Homeowner's association of record in Book 6517 Page 47 and amended in Book 6921 page 216 8) Charter of Burton Hills Recreational Association of record in Book 6465 Page 7 and amended in Book 6921 page 210

This property is improved property known as 312 Boxmere Place, Nashville, Tennessee 37215-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of December, 2005.

Christian Garstin

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 Christian Garstin, the bargainor(s), 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 Brentwood, Tennessee, this 29th day of December, 2005.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1285

My Commission Expires JAN. 27, 2007