Davidson County DEEDWARR
Recvd: 03/31/06 11:28 2 pgs
Fees:13.00 Taxes:806.60

20060331-0036603

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2006.

My commission expires: 1/26/08

Notary Public

My Commission Expires JAN. 26, 2008

Warranty Deed

THIS INSTRUMENT PREPARED BY:

Jeffrey C. Horn, Attorney at Law

4525 Harding Road, Suite 200

Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MS.)	MAP-PARCEL NUMBER:
Diane Nicole Bates **202 Ashlawn Court** **Nashville, TN 37215**	Same as New owner	**131-06-G-202.00-CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tracy R. Nei, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Diane Nicole Bates, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson COUNTY, STATE OF TN**, DESCRIBED AS FOLLOWS TO WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 202 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of the Master Deed of record in Book 6250, page 978, and amended in Book 6900, page 304, and further set forth in Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all of the same property conveyed to Tracy R. Nei by deed from Gregory Richardson of record in Instrument Number 20040220-0019854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. County Taxes for the year 2006 and subsequent years constitute a lien, but are not yet due and payable. Map and Parcel No: 131-06-G-202.00-CO.

2. The Plan of record in Book 6250, page 978, and Book 7076, page 696, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements, and setback lines.

3. Restrictive Covenants of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9882, page 733, Book 11407, page 927, and Instrument Number 20031219-0181028, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 7076, page 90 and Book 7308, page 859, Register's Office for Davidson County, Tennessee.

5. HOA Charter of record in Book 6517, page 505 and Book 6921, page 216, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer and Storm Drainage Easement of record in Book 4298, page 491 and Book 7519, page 978, Register's Office for Davidson County, Tennessee.

This is { (X) Improved ( ) Unimproved } property known as 202 Ashlawn Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee(s) and his heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.
AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever. Whenever 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 30 day of March, 2006.

Tracy R. Nei

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tracy R. Nei, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 30 day of March, 2006.

Notary Public

Commission Expires: 1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
Commission Expires JAN. 26, 2008