THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25332-04-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $208,550.00. Affiant Subscribed and sworn to before me this 21st day of April, 2006. Notary Public My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/27/06 15:10 2 pgs
Fees:13.00 Taxes:771.64

20060427-0048527

WARRANTY DEED

Address New Owner: Theodore L. Mueller, Jennifer Mueller 5912 Tarpon Gardens Circle, Unit 202 Cape Coral, Fl 33914	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131-06-0-G Parcel No. 509.00 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, **Mary Donna Parrish**, (**"Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theodore L. Mueller and wife, Jennifer F. Mueller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**unmarried

This is improved property located at 509 Ashlawn Court, 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 21st day of April, 2006.

Mary Donna Parrish

Mary Donna Parrish

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Donna Parrish**, 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 21st day of April, 2006.

Notary Public

My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 509 , together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached to Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11 Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna P. Friendman, married by deed dated 01/30/98 from Roberta M. Ciuffo, unmarried of record in Book 10782, page 41, Register's Office for Davidson County, Tennesse. Donna P. Friedman having since been divorced by Final Decree, in Docket No. 98D-257, Fourth Circuit Court for Davidson County, Tennessee, and having been restored to her maiden name of Mary Donna Parrish.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120 and Book 7076, page 691, 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. Charter of Incorporation of Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. 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.
7. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Ashlawn, a condominium, of record in Book 7076, page 696, amended in BOok 7308, page 859, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6250, page 978, Register's Office for Davidson County, Tennessee.
11. Agreements of record in Book 6470, page 383, Book 6655, page 47, and Book 7147, page 411 and 416, Register's Office for Davidson County, Tennessee.