Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Karen K. Leeman
246 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 05/25/06 15:43 2 pgs
Fees:13.00 Taxes:841.75
20060525-0061842

MAP	**131-6**
GROUP	**E**
PARCEL	**246**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Allison R. W. Hatmaker, an unmarried woman,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Karen K. Leeman, Trustee of Karen K. Leeman Trust** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 246 on the Plan of Burton Hills-Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Allison R. W. Hatmaker, an unmarried woman by deed from Brent Chance and Jennifer Chance of record in Instrument no. 20020517-0060646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **246 Boxmere Place, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **1st** day of **May, 2006.**

Allison R. W. Hatmaker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Allison R. W. Hatmaker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008