Return to: Castleman Title, 110 Glancy St., STe 112, Goodlettsville, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/06 10:29 2 pgs
Fees:13.00 Taxes:821.40
20060526-0062173

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Watroba	SunTrust Mortgage, Inc.	**131-6-G-211CO**
(NAME)	(NAME)	
211 Ashlawn Court	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin A. Hall and wife, Lesli M. Hall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Watroba, unmarried and Thomas Watroba and Lisa Watroba, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 211 of Burton Hills, Village of Ashlawn, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Benjamin A. Hall by deed from Wendy H. Wheeler, unmarried, dated August 17, 1999 of record in Book 11623, Page 422, Registers' Office for Davidson County, Tennessee.

Subject to the following:

Declaration of Restrictions contained in instrument of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, Page 505, as amended in Book 6921, page 216, Register's Office for said County.

Charter of Burton hills Homeowners Association, Inc., of record in Book 6517, Page 511, as amended in Book 6921, page 214, Register's Office for said County.

Charter of Burton Hills, Village of Ashlawn Council, Inc., of record in Book 7154, Page 239, Registers' Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, of record in Book 6517, Page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520 and in Book 7076, Page 691, Register's Office for Davidson County, Tennessee.

Agreement by and between Burton Hills Capital Corporation and the Nashville and Davidson County metropolitan Planning Commission, of record in Book 6470, Page 383, Registers' Office for Davidson County, Tennessee.

Agreement by and between Burton Hills Capital Corporation and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6655, page 47, said Register's Office.

Matters shown on the Plan of record in Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Master Deed creating a Horizontal Property Regime of record in Book 7076, Page 695 and Book 7308, Page 859, said Register's Office.

Lesli M. Hall, wife of the said Benjamin A. Hall, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future have in subject property, especially her marital rights.

, unimproved ☐

This is improved ☒ property, known as **211 Ashlawn Court, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 23rd day of May, 2006.

Benjamin A. Hall

Lesli M. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin A. Hall and Lesli M. Hall, the bargainors, 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 Nashville, Tennessee this 23RD DAY OF MAY, 2006.

Commission expires: 7/21/07

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007