Fil Box 9B
First Title and Escrow Co., Inc.
File 25605

Davidson County DEEDWARR
Recvd: 07/05/06 14:12 3 pgs
Fees:18.00 Taxes:699.30

20060705-0080300

# WARRANTY DEED

G-VRES-06-221

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 699.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 24, 2009
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Darst | Capital Bank & Trust | |
| 221 Hillsboro Place | (NAME) 2200 Abbott Martin Rd #201 | 117-03-0-D 221.00 CO |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVAN BEZIAT AND WIFE, ASHLEY BEZIAT (F/K/A ASHLEY LYN ROBESON), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. DARST AND WIFE, DELIA H. DARST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 221, HILLSBORO STATION CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Pages 751-753, and as established by Master Deed of record in Book 6740, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert E. Robeson and wife, Judy L. Robeson, Ashley Lyn Robeson and Evan Beziat by deed dated 04/22/05 from Robert E. Robeson and wife, Judy L. Robeson and Ashley Lyn Robeson of record in Instrument No. 20050425-0045587, Register's Office for Davidson County, Tennessee. By Quitclaim deed recorded as Instrument No. 20050519-0056576, said Register's Office, Robert E. Robeson and wife, Judy L. Robeson, conveyed their interest in subject property to Ashley Lyn Robeson, unmarried and Evan Beziat, unmarried. Ashley Lyn Robeson is now married and known as Ashley Beziat.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Hillsboro Station Homeowner's Association of record in Book 6747, page 6, Register's Office for Davidson County, Tennessee.
3. 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 Hillsboro Station, of record in Book 6740, page 37, amended in Book 8140, page 689, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 909 and in Book 4158, page 34, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, pages 751 thru 753, Register's Office for Davidson County, Tennessee.
7. Easement for overhead line purposes of record in Book 6595, page 58, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 4633, page 468, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 3531, pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 1877, page 581, Register's Office for Davidson County,

Tennessee.

11. Storm water detention agreement of record in Book 6629, page 452, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved ( X ) property, known as 221 Hillsboro Place, Nashville, Tennessee 37212

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 30th day of June, 2006.

Evan Beziat

Ashley Beziat

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Lyn Robeson and Evan Beziat, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903