RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

(1)

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Ann Claire Clauer	Capital Bank & Trust Co.	Map: 131-06-0-G
312 Ashlawn Court	1801 West End Ave #Ste 600	Parcel: 312.00-CO
Nashville, TN 37215-6135	Nashville, TN 37203	7DA-92513

For and in Consideration of the sum of $ 226,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Philippa A. Warner, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Ann Claire Clauer

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:
Land in Davidson County, Tennessee and being that certain condominium apartment known as **Unit No. 312** on the plan of **Burton Hills, Village of Ashlawn**, created under §66-27-101, et seq., T.C.A., as shown on the plan of record at **Plat Book 6250, page 649** as revised at **Plat Book 6250, page 978** and shown on the site plan at **Book 7076, page 739,** and a floor plan at **Book 7076, page 758,** and as set forth in the Master Deed as of record at Book 7076, page 696, as amended at Book 7308, page 859 and as of record, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together will the undivided interest in the General and LImited Common Elements appurtenant thereto.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20011030-0118258, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Declaration of Covenants, Conditions & Restrictions as of record at Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 533, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, as amended of record; Master Deed of record at Book 7076, page 696, as amended as Book 7308, page 859; the plan of record at Plat Book 6250, page 649 as revised at Plat Book 6250, page 978, and at Book 7076, page 739; Charters of record at Book 7154, page 239, Book 6517, page 505, Book 6517, page 511 as amended at Book 6921, page 214 and Book 6921, page 216; and agreements between Burton Hills Properties and Metro Government at Book 6470, page 383 and Book 6655, page 47, all recording references to said Register's Office.

Davidson County DEEDWARR
Recvd: 12/04/06 11:59 2 pgs
Fees:13.00 Taxes:836.20
20061204-0149138

This is **IMPROVED** property known as: 312 Ashlawn Court, Nashville, TN 37215-6135
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this **30th** day of **November**, 20 **06**

Philippa A. Warner

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **226,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **11-30-2006**.

My Commission Expires: 09-22-2009

Notary Public
Notary Public

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

Philippa A. Warner

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **November 30, 2006**.

My Commission Expires: **09-22-2007**

MARBUT GLENN GASTON JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143