Davidson County DEEDWARR
Recvd: 06/13/07 09:48 2 pgs
Fees:13.00 Taxes:758.50

20070613-0070713

WARRANTY DEED

B-MS-07-0128

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(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
Karen Y. Burris	Karen Y. Burris	
105 Westwood Place, Ste. 400 (NAME)	105 Westwood Place, Ste. 400 (NAME)	
Brentwood, TN 37027 (ADDRESS)	Brentwood, TN 37027 (ADDRESS)	117-3-C-128 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MILES M. ADCOX, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN Y. BURRIS, UNMARRIED, 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 128, HILLSBORO PLACE CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 725 as amended in Pages 757 and 758, established under Master Deed of record in Book 6244, Page 394, amended in Book 6285, Page 209, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Miles M. Adcox, an unmarried person by Warranty Deed from Lee M. Burklow, a married person and Cayce Burklow, recorded on the 26th day of June, 2001 in Instrument No. 20010626-0067369, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 5200, Page 725, as amended in Page(s) 757 and 758; Homeowners Association Charter of record in Book 6086, Page 282 and Book 7844, Page 657; Master Deed of record in Book 6244, Page 394 and amended in Book 6285, Page 209; Easement for Sanitary Sewer - Storm Drainage of record in Book 3965, Page 909 and Book 4158, Page 34; Easement for Access of record in Book 4240, Page 209; Easement for Ingress - Egress of record in Book 5221, Page 681; Easement for Sewer of record in Book 3531, Page 592; Easement for Power Transmission Lines and/or Underground Sanitary Sewers of record in Book 4653, Page 915; Anchor Easement of record in Book 5870, Page 33; and Storm Water Detention Agreement of record in Book 6182, Page 852, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 128 Hillsboro Place, Nashville, Tennessee 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 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 8th day of June, 2007.

Miles M. Adcox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miles M. Adcox, 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 8th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



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