Davidson County DEEDWARR
Recvd: 09/24/07 10:18 2 pgs
Fees:13.00 Taxes:2238.50
20070924-0113560

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Sute 200
Franklin, TN 37064

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$605,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF SEPTEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: **November 22, 2010.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debby Hill	New Owner	**Part of 117-15-01-0700**
(NAME)	(NAME)	
1624 S. Observatory Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Burton-Tatum Enterprises**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debby Hill**, 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:

A certain Condominium Unit in Davidson County, Tennessee described as Unit B, of Observatory Terrace Townhomes , a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed Conditions, Restrictions and By-Laws of record in Instrument 20070912-0109118, Register's Office for Davidson County, Tennessee. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon the Unit, Property, C-Owners and Tenants of Observatory Terrace Townhomes contained therein are incorporated herein by reference and made a part hereof the same as copied herein.

BEING a part of the same property conveyed to Burton-Tatum Enterprises, LLC by Quitclaim Deed from I. Dyke Tatum, dated April 7, 2006 of record in Instrument No. 20060424-0046845 said Register's Office.

Property address being known as 1624 S. Observatory Drive, Nashville, Tennessee 37215

unimproved ☐
This is improved ☒ property, known as **1624 S. Observatory Drive, 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 **19th day of September, 2007**.

Burton-Tatum Enterprises, LLC

By: I. Dyke Tatum, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum**, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be a managing member of **BURTON-TATUM ENTERPRISES, LLC** and who executed the foregoing instrument for the purpose therein contained as such managing member of **BURTON-TATUM ENTERPRISES, LLC**, and that he executed the same as the company's free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of September, 2007**.

Commission expires: **November 22, 2010**

Theresa L. Smith Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010