THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27079-10-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 9th day of October, 2007. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011

WARRANTY DEED

Address New Owner: Grace Elizabeth Trammell 303 Ashlawn Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131060G303.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia Ann Taylor Hart, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Elizabeth Trammell, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 303 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of October, 2007.

Julia Ann Taylor Hart

John D. Hart

Davidson County DEEDWARR
Recvd: 10/12/07 12:14 2 pgs
Fees:13.00 Taxes:851.00
20071012-0121476

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia Ann Taylor Hart and John D. Hart**, 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, at office, this 9th day of October, 2007.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 303, together with the appurtanant interest in the common elements of Burton Hills, Village of Ashlawn, A Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Julia Ann Taylor, unmarried, by deed dated November 9, 2005 from Earl T. Weissert and wife, Martha A. Weissert appearing as Instrument No. 20051114-0137559, Register's Office for Davidson County, Tennessee.
Julia Ann Taylor having married and now being known as Julia Ann Taylor Hart.
John D. Hart executes this instrument to convey any and all rights he may have in the subject property.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 6911, page 120, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Recreation Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
7. 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 Burton Hills Village of Ashlawn, a condominium, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, amended in Book 4298, page 491, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6250, page 978, Register's Office for Davidson County, Tennessee.
11. Agreement of Record in Book 6470, page 383, Book 6655, page 47, and in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.