File No. 271101153

WARRANTY DEED

Return To: Southeast Title of TN, Inc.
File: 800088 214 Centerview Dr, Ste 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/12/08 14:53 2 pgs
Fees:13.00 Taxes:888.00

20080312-0025041

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services
David Kious, Attorney at Law
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne L Fancher	New Owner	MAP 131-06-0/ GROUP E/ PARCEL 308.00CO
(NAME) 308 Boxmere Place	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Michael J. Sicard, married, joined by his wife, Jennifer C. Sicard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrienne L Fancher, An Unmarried *, HEREINAFTER CALLED THE GRANTEES, Their*Person HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 308 of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, and in Plat Book 6250, Page 284, and revised in Plat Book 6250, Page 649, Register's Office for Davison County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a condominium set forth in Exhibit B of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Michael J. Sicard, married by Warranty Deed, dated October 21, 2002, as of record in Instrument Number 20030108-0003416, said Register's Office.

Jennifer C. Sicard joins in the execution of this instrument for the purpose of conveying her interest, if any, marital or otherwise, in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters shown on the plan of record in Plat Book 6250, Page 284 and as revised in Plat Book 6250, Page 649; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (2) The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase 1, a condominium, of record in Book 6666, Page 749, and in Plat Book 6250, Page 284, and revised in Plat Book 6250, Page 649, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6517, Page 522, as amended in Book 6778, Page 536 said Register's Office. (4) Open Space Agreements of record in Book 6470, Page 383, Book 6655, Pages 47, Book 7147, Pages 411 and 416, said Register's Office. (5) Easements for sanitary sewers and/ or storm drainage of record in Book 3702, Page 250, and Book 4298, Page 491, said Register's Office. (6) Deed of conveyance of sewer of record in Book 7275, Page 826, said Register's Office. (7) Agreement by and between Burton Hills Properties, a general partnership, and The Nashville and Davison County Metropolitan Planning Commission, of record in Book 6470, Page 383, and Book 6655, Page 47 and Book 7147, Pages 411 and 416, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 308 Boxmere Place, Nashville, TN
(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/our hands this 19th day of FEBRUARY, 2008.

Michael J. Sicard

Jennifer C. Sicard

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, the undersigned Notary Public, personally appeared Michael J. Sicard and Jennifer C. Sicard who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 19th day of FEBRUARY, 2008.

Commission expires:
10/9/08

Notary Public

PETER J. DRANGINIS, JR.
Notary Public, State Of New York
No. 02DR6064997
Qualified In Dutchess County
Commission Expires October 9, 20 09

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