Davidson County DEEDWARR
Recvd: 04/02/08 14:50 2 pgs
Fees:13.00 Taxes:919.45
20080402-0033339

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Elizabeth Scott McWilliams 3818 West End Avenue #111 Nashville, TN 37205	SEND TAX BILLS TO: Bank of America 9000 Southside Blvd., Bldg. 600 Jacksonville, FL 32256	MAP-PARCEL NUMBERS: 104090K11100CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

KATHRYNE Y. BURKS, unmarried

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

ELIZABETH SCOTT MCWILLIAMS, an unmarried woman

HEREINAFTER called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 111, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to Kathryne Y. Burks, unmarried, by warranty deed from Piedmont Natural Gas Company, Inc., of record as Instrument No. 20040305-0025131, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the 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, of record aforementioned; also subject to easements, rights and interest 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 building 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 The Montclair Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (x) property known as **3818 West End Avenue, #111, Nashville, Tennessee 37205.**

unimproved ( )

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, her heirs and assigns, forever. And it does covenant with the said GRANTEE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31st day of March, 2008.

Kathryne Y. Burks
KATHRYNE Y. BURKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KATHRYNE Y. BURKS**, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of March, 2008.

SUSAN E. BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $248,500.00.

Kathryne Y. Burks
AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2008.

SUSAN E. BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09