Davidson County DEEDWARR
Recvd: 07/31/08 08:07 2 pgs
Fees:13.00 Taxes:1091.50

20080731-0078261

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2008.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-14-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail S. Papaik 536 Belair Way Nashville, TN 37215	New Owner	Map 131.06 Group D Parcel 536

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,

Kathleen M. Byrd, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gail S. Papaik, married

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 536, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6690, PAGE 70 AMENDED IN BOOK 6739, PAGE 701, BOOK 6824, PAGE 298 AND BOOK 6890, PAGE 963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED TO THE AMENDMENT IN BOOK 6890, PAGE 963, AS EXHIBIT "A" TO THE AFOREMENTIONED AMENDMENT TO MASTER DEED AND BEING LOCATED UPON TRACT NO. 8 ON THE PLAN OF THE RESUBDIVISION OF TRACTS 1, 2, AND 11 OF BURTON HILLS OF RECORD IN PLAT BOOK 6250, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN M. BYRD BY DEED FROM JAMES A. TAYLOR, MARRIED DATED AUGUST 26, 2002 OF RECORD IN INSTRUMENT NUMBER 20020830-0105123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Burton Hills Townhomes, Village of Belair, Phase I, of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, and Book 6890, Page 963, Book 6903, Page 331, Book 6962, Page 325, Book, 9398, Page 43, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, Book 6690, Page 119, Amended in Book 6911, Page 827, Instrument Number 20031016-0153582 including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Property is subject to Restrictive Covenants contained in Book 6326, Page 588, Book 6517, Page 522, amended in Book 6778, Page 536, Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, and Book 6962, Page 325, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charters of record in Book 6665, Page 18, amended in Book 6921, Page 220, Register's Office for Davidson County, Tennessee.
5) 2008 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **536 Belair Way, 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(s) this 29th day of July, 2008.

Kathleen M. Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kathleen M. Byrd, unmarried, with whom I am personally acquainted, (or who 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, at office, this 29th day of July, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076