39 B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090033719 DEEDWARR
Recvd: 05/21/09 13:34 2 pgs
Fees:13.00 Taxes:1039.70
20090521-0046972

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 50029
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tyler John Sansom 518 Belair Way Nashville, Tennessee 37215	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 131060D51800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$281,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nina Skruber, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler John Sansom, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain Condominium Apartment in Davidson County, Tennessee being Unit No. 518 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70 as amended in Book 6739, page 701, Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6962, page 325 and Doc. No. 20010627-0068123 recorded in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Skruber, a single man by warranty deed from Cathy E. Ivey, a single woman, dated May 24, 1996 and recorded on May 31, 1996 of record in Book 10068, page 131, Register's Office for Davidson County, Tennessee. The said Richard Skruber has since died. By Quitclaim Deed dated July 25, 2005, recorded July 26, 2005 of record in Doc. No. 20050726-0087146, said Register's Office, Nina Skruber, Administrator C.T.A. of the Estate of Richard Skruber conveyed subject property to Mark Richards. By Quitclaim Deed dated July 18, 2005, recorded July 26, 2005, of record in Doc. No. 20050726-0087147, said Register's Office, subject property was conveyed to Nina Skruber.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 284 and revised in Book 6250, page 649 and as further set out in the Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, and Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Doc. No. 20010627-0068123, re-recorded in Doc. No. 20031016-0153582, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Agreement between the Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page 383, said Register's Office. The provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6691, page 593, Book 6778 page 532, Book 6778 page 536, Book 6911 page 120, Book 7046 page 520, Book 7076 page 691, Book 7146 page 188, By-Laws of record in Book 6690 page 119, as Amended in Book 6911 page 827, and Doc. No. 20031016-0153582, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 518 Belair Way, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2009.

Nina Skruber
Nina Skruber

05/15/2009

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2009 , before me the undersigned authority, personally appeared Nina Skruber , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

GREGORY POLLYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $281,000.00

Affiant

Sworn and subscribed before me this the 15th day of May, 2009

My Commission Expires: 5-8-2012

SANDI WILEE IRONS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public