BILL GARRETT, Davidson County
Trans:T20090047607 DEEDWARR
Recvd: 07/15/09 12:47 2 pgs
Fees:13.00 Taxes:812.15
20090715-0066270

Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50110
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel M. Blair 240 Boxmere Place Nashville, Tennessee 37215	Franklin Synergy Bank 3301 Aspen Grove Dr, Ste 200 Franklin, Tn 37067

TAX MAP-PARCEL NUMBERS: 131060E24000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn W. Jackson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel M. Blair** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 240 of Burton Hills – Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathryn W. Jackson by warranty deed from William A. Steih and wife, Lacey Steih, dated June 21, 2004 and recorded on June 24, 2004 of record in Doc. No. 20040624-0075322, Register's Office for Davidson County, Tennessee.

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 Exhibit "B" to the Master Deed of record in Book 6666, Page 749, said Register's Office, which Plan shows minimum building set back lines and easements and to which Master Deed and record thereof are incorporated herein and made a part thereof by reference. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County, Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page 383, said Register's Office. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, page 47, said Register's Office. The provisions of the condominium Master Deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908 page 738, Book 6911 page 831, Book 6921 page 226, 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 to which Master Deed reference is hereby made for more particulars and subject to the Declaration of Covenants, Conditions and Restrictions of record in Book, 6517, page 522, Book, 6691, page 593, Book, 6778, page 532, Book, 6778, page 536, Book, 6911, page 120, said Register's Office, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 240 Boxmere Place, 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 14th day of July, 2009.

Kathryn W Jackson

State of TENNESSEE
County of DAVIDSON

On this 14th day of July, 2009 , before me the undersigned authority, personally appeared Kathryn W. Jackson , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires **My Commission Expires May 2, 2011**

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 $219,500.00

Affiant

Sworn and subscribed before me this the 14th day of July, 2009

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 1/23/10

Notary Public