Book 36
24191

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090072591 DEEDWARR
Recvd: 10/26/09 14:31 2 pgs
Fees:13.00 Taxes:780.70
20091026-0098657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,000.00

Ram S Hanee
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2009.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03280 PAKRON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sarah C. Pakron	same	131060G30300CO
303 Ashlawn Court		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GRACE ELIZABETH TRAMMELL, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SARAH C. PAKRON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 303 Ashlawn Court, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 23rd day of October, 2009.

Grace Elizabeth Trammell
Grace Elizabeth Trammell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GRACE ELIZABETH TRAMMELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of October, 2009.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

09-03280 PAKRON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 303, BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM, as established under Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Grace Elizabeth Trammell, unmarried by Warranty Deed from Julia Ann Taylor Hart, married, recorded on the 12th day of October, 2007 in Instrument No. 20071012-0121476, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, VILLAGE OF ASHLAWN , as shown on the Condominium Site Plan attached as Exhibit "B" to the Master Deed recorded in Book 7076, Page(s) 696, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, VILLAGE OF ASHLAWN, as recorded in Plat Book 6250, Page(s) 978, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, amended in 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 and Book 9882, Page 733 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Terms and provisions of by-Laws of The Council of Co-owners Burton Hills, Village of Ashlawn recorded in Book 7076, Page 763.

g. Charter of Burton Hills Village of Ashlawn Council, Inc. recorded in Book 7154, Page 239.

h. Charter of Burton Hills Homeowners' Association, Inc. recorded in Book 6517, Page 505, as amended in Book 6921, Page 216.

i. Charter of Burton Hills Recreation Association, Inc. recorded in Book 6517, Page 511, as amended in Book 6921, Page 214.

j. Charter of Burton Hills Estate Association, Inc. recorded in Book 6665, Page 1, as amended in Book 6921, Page 210.

k. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS, VILLAGE OF ASHLAWN Condominium of record in Book 7076, Page 696 , as amended by instrument(s) of record in Book 7308, Page 859; 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 building thereon.

l. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 491.

m. Easement recorded in Book 3702, Page 250.

n. Agreements recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, Book 7147, Page 416 and Book 9879, Page 162.

o. Property taxes for the current year.