BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:33 2 pgs
Fees:13.00 Taxes:897.25

20091103-0101511

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$242,500.00** Affiant Subscribed and sworn to before me, this 2nd day of November, 2009. Notary Public My commission expires:_____
KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp) **My Commission Expires May 26, 2013**	

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shirlee J. Verploegen	**New Owner**	**Map\Parcel: 131-06-0-D-508.00CO**
508 Belair Way		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Ruthie G. Reynolds, a single person

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

Shirlee J. Verploegen, a single person

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, Unit No. 508, of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendment of record 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, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set firth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, of record in Book 6250, Page 649, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ruthie G. Reynolds, unmarried by Warranty Deed from Mary Linda Draper, unmarried, dated September 30, 1997, of record in Book 10629, Page 475, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 649, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 6326, Page 588, amended 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 and Book 9882, Page 733, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Book 6690, Page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, page 325, Book 9398, page 43, Instrument No. 20010627-0068123 and Instrument No. 20050708-0079325, Register's Office for DAVIDSON County, Tennessee. by-Laws of record in Book 6690, Page 119, amended in Book 6911, Page 827, Book 7076, Page 763 and Instrument No. 20031016-0153582, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, page 978, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214, Book 6921, Page 220, Book 6665, Page 18 and Book 7189, Page 73, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 7275, Page 826, book 7240, Page 543 and Book 7240, page 605, Register's Office for DAVIDSON County, Tennessee. PUD Boundary in Plat Book of record in Book 6250, Page 978, Register's Office for DAVIDSON County, Tennessee. Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, page 411 and Book 7147, page 416, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to HOA dues, if any. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **508 Belair Way, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 2nd day of November, 2009.

Ruthie G. Reynolds

STATE OF Washington)
COUNTY OF District of Columbia)

Personally appeared before me, a Notary Public of said County and State, Ruthie G. Reynolds, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2009.

Notary Public

My Commission Expires: 8/14/2013

ELLIS L. COLLINS ★ NOTARY PUBLIC ★ DISTRICT OF COLUMBIA

File #: **090032KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027