Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100027020 DEEDWARR
Recvd: 05/06/10 08:41 2 pgs
Fees:13.00 Taxes:1006.40
20100506-0034382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2010.

Notary Public
My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

03-1003-36450

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael W. Bittle 414 Clifton Place Nashville TN 37215	NEW OWNER	131-06-0-D-414

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Allen Rice, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael W. Bittle, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A condominium apartment in Davidson County, Tennessee, being Unit 414, Burton Hills Townhomes, Village of Belair, as established by the Master Deed of record as a Boundary Plat in Book 6250, Page 284, in Book 6690, Page 70, as shown on Exhibit "C" thereto, and as amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6911, Page 827; Book 6903, Page 351; Book 6962, Page 325; Book 9398, Page 43; Instrument No. 20010627-0068123; and re-recorded in Instrument No. 20050708-0079325, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Allen Rice, unmarried, by deed from Traian Benchea and wife, Doreen S. Benchea, dated October 28, 2004, recorded October 29, 2004 in Instrument No. 20041029-0130138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, as recorded in Plat Book 6250, Page(s) 284 and Plat Book 6690, Page 70, 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).

Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Book 6778, Page 536, Book 6690, Page 70, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Book 6778, Page 532, Book 7046, Page 520, Book 7076, Page 691, Book 6326, Page 588, Book 6691, Page 593 and Book 7146, Page 188 , 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).

Terms and provisions of by-Laws of Burton Hills Townhomes, Village of Belair, Phase I, Council, Inc. recorded in Book 6690, Page 119, amended in Book 6911, Page 827 and Instrument No. 20031016-0153582.
Burton Hills Charter recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 18, Book 6921, Page 214, Book 6921, Page 216 and Book 6921, Page 220.
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 TOWNHOMES, VILLAGE OF BELAIR, PHASE I Condominium of record in Book 6690, Page 70 , as amended by instrument(s) of record 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, Book 6962, Page 325 and Instrument No. 20010627-0068123, rerecorded at Instrument No. 20050708-0079325; 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.

This property is improved property known as 414 Clifton Place, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 30th day of April, 2010.

Richard Allen Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Allen Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of April, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13