THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29437-03-2010** **Record & Return To:** **Foundation Title and Escrow, LLC** **9045 Carothers Parkway, Ste. 202** **Franklin, TN 37067**	The actual consideration or value, whichever is greater, for this transfer is: $193,500.00. Affiant Subscribed and sworn to before me this 21st day of April, 2010. Notary Public My Commission Expires: 3/18/14

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Duncan Fort, ~~III~~ IV 509 Ashlawn Court Nashville, TN 37215	WR Starkey Mortgage LLP 5055 W Park Blvd #300 Plano TX 75093	Map and Parcel No.: 131-06-0-G-509.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer F. Mueller, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Duncan Fort, ~~III~~ IV** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

DMF

This is improved property located at 509 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of April, 2010.

Jennifer F. Mueller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer F. Mueller**, 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, at office, this 21st day of April, 2010.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 05/12/10 12:49 3 pgs
Fees:18.00 Taxes:715.95
20100512-0036574

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 509, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7305, page 859, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills, of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theodore L. Mueller and wife, Jennifer F. Mueller by deed dated April 21, 2006 from Mary Donna Parrish, unmarried, of record in Instrument No. 20060427-0048527, Register's Office for Davidson County, Tennessee. Being further conveyed to Jennifer Mueller by Quitclaim Deed from Theodore L. Mueller in Instrument No. 20090416-0034731, said Register's Office.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 691, and Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1 amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Ashlawn, a Condominium, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491,, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 978, Register's Office for Davidson County, Tennessee.
10. Agreements of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
11. Charter of Incorporation of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (DAWN D. CHASE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).