File No. 210050075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033777 DEEDWARR
Recvd: 06/03/10 15:21 2 pgs
Fees:13.00 Taxes:958.30
20100603-0043189

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura M. Atkinson	NEW OWNER	131.06-0D-538.00 CO
(NAME)	(NAME)	
538 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Beverly Pennington Rucker f/k/a Beverly B. Pennington, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Laura M. Atkinson, unmarried,** hereinafter called the grantee(s), HER 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, being Unit 538 of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a 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 9396, Page 43, Instrument 20010627-0068123, and Re-recorded in Instrument 20050708-0079325 and by a plat of record in Book 6250, Page 284 and Book 6250, Page 649, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unity as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase I , A Condominium, set forth in Exhibit B of said Master Deed and Book 6250, Page 284 and Book 6250, Page 649 for a more complete identification and description of such Unit.

Being the same property conveyed to Beverly B. Pennington by Deed dated 6/19/1986 from Burton Hills Properties, a Kentucky general partnership as recorded on 7/14/1986 in Deed Book 6916, page 329, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Exhibit B of said Master Deed (Book 6690, Page 70), Book 6250, Page 284 and Book 6250, Page 649, said Register's Office.

Restrictive Covenants of record in Book 6326, Page 588, Book 6517, Page 522, Amended in Book 6691, Page 593, Book 6778, Pages 532 & 536, said Register's Office.

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 9396, Page 43, Instrument 20010627-0068123, and Re-recorded in Instrument 20050708-0079325, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6517, Page 505 & 511, Book 6665, Page 18, Amended in Book 6921, Page 220, said Register's Office.

By-Laws as shown of record in Exhibit D of said Master Deed (Book 6690, Page 70), Book 6911, Page 827, and Instrument 20031016-0153582 said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 538 Belair Way, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), HER 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 hands this 26th day of May, 2010.

Beverly Pennington Rucker by Jon Pennington Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jon Pennington, with whom I am personally acquainted and who proved himself to be the attorney in fact of Beverly Pennington Rucker f/k/a Beverly B. Pennington and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand at office this 26th day of May, 2010.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210050075

RETURN TO: