THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10081039**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2010. Notary Public My Commission Expires: 11/26/10

BILL GARRETT, Davidson County
Trans:T20100064378 DEEDWARR
Recvd: 10/11/10 13:48 2 pgs
Fees:13.00 Taxes:1036.00
20101011-0081406

Kate Rosenthal Notary Public State of Tennessee County of Sumner

WARRANTY DEED

Address New Owner: Michelle B. Maldonado 516 Belair Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060D51600CO

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, **Watford Land and Realty Co., Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle B. Maldonado**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 516, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, 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 6911, Page 827, Book 6962, Page 325, and Book 9398, Page 43, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the fifth amendment to said Master Deed and By-Laws of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Sherri Ann West Morrison, married to Kenneth E. Watford, unmarried as recorded on the 14th day of January, 1998 in Book 10757, Page 192; Quitclaim Deed from Kenneth E. Watford, unmarried to Kenneth Earl Watford, unmarried and Joe Earl Watford, married as recorded on the 5th day of June, 2007 in Instrument No. 20070605-0067296 and Quitclaim Deed from Kenneth Earl Watford, unmarried and Joe Earl Watford, married to Watford Land and Realty Co., Inc. as recorded on the 5th day of June, 2007 in Instrument No. 20070605-0067297, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

Property taxes for 2010 and all years thereafter.

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) 978;

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 6911, Page 827, Book 6962, Page 325 and Book 9398, Page 43;

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, a 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 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, Book 6962, Page 325 and Instrument No. 20031016-0153582; 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;

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;

Agreement recorded in Book 6470, Page 383 and Book 6655, Page 47.

This is improved property located at 516 Belair Way Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of October, 2010.

Watford Land and Realty Co., Inc.

By: _____
Kenneth E. Watford, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Watford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary, of Watford Land and Realty Co., Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of October, 2010.

_____
Notary Public
My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County