BILL GARRETT, Davidson County
Trans:T20100071224 DEEDWARR
Recvd: 11/09/10 13:44 2 pgs
Fees:13.00 Taxes:684.13
20101109-0090021

# WARRANTY DEED

R-VRES-10-926

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephanie J. Burckhard | Franklin American Mortgage Company | |
| 926 Woodland Street #306 | (NAME) 501 Corporate Centre Dr # 400 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Franklin, TN 37067 | 82-12-A-306.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEE WOLFE STABERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE J. BURCKHARD AND HUSBAND COURTNEY BURCKHARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 306 OF EAST END LOFTS CONDOMINIUM ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED AND UNDER MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20060803-0094710, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20061018-0129171 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "D" TO SAID MASTER DEED AND FIRSTAMENDMENT TO MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "E" TO SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO LEE WOLFE STABERT, UNMARRIED BY WARRANTY DEED FROM EAST END LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 23RD DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080623-0064572, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060215-0018298; PLAT BOOK 21, PAGE 70; PLAT BOOK 21, PAGE 143; ARTICLES OF INCORPORATION IN INSTRUMETN NO. 20051229-0156284; CHARTER OF RECORD IN INSTRUMETN NO. 20060803-0094709; MASTER DEED OF RECORD IN INSTRUMETN NO. 20060803-0094710 AMENDED IN INSTRUMENT NO. 20061018-0129171; EASEMENT OF RECORD IN INSTRUMENT NO. 20050926-0115148 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 926 Woodland Street #306, Nashville, Tennessee 37206
(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), their 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), 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 5th day of November, 2010.

Lee Wolfe Stabert by John Gleaves, attorney-in-fact

Lee Wolfe Stabert by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of November, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Wolfe Stabert and who acknowledged he executed the same as the free act and deed of the said Lee Wolfe Stabert.

Witness my hand and official seal, this the 5th day of November, 2010.

Notary Public

STEPHANIE M. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 3-7-2011

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903