RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29760
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100072836 DEEDWARR
Recvd: 11/17/10 10:01 2 pgs
Fees:13.00 Taxes:886.15
20101117-0091908

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $239,500.00

Affiant

Subscribed and sworn to before me, this 15 day of November, 2010.

BETH M. BROCK
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires FEB. 19, 2013

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Edmund Norvell Hackett 236 Boxmere Pl. Nashville, TN 37215	New Owner	131-06-0-E-236.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, AMY T. GUEST*, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM EDMUND NORVELL HACKETT, A SINGLE PERSON, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*unmarried

Unit 236, Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Amy T. Guest, unmarried by deed from Frederick Isaacson, married, dated May 16, 2007, of record in Instrument No. 20070523-0061261, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) Taxes for 2010 and subsequent years; (2) All matters shown on the Plan attached Exhibit "B" to the Master Deed of Burton Hills Village of Boxmere Homeowner's Association of record in Book 6666, Page 749 as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee; (3) Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium of record in Book 6666, Page 749 as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee; (4) Charter of record in Book 6517, Page 505 as amended in Book 6921, Page 216, Book 6517, Page 511, Book 6921, page 214, Book 6665, Page 6 as amended in Book 6921, page 218 and Book 6665, Page 1 as amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee; (5) All matters shown on the Plan of record in Book 6250, Page

284 and as amended in Book 6250, Page 649 and further amended by Exhibit to Master Deed in Book 6666, Page 790, Register's Office for Davidson County, Tennessee; (6) Declaration of Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee; (7) Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assignments, charges and liens contained in an instrument of record in Book 6517, Page 522 as amended in Book 6691, Page 593, Book 6778, Page 532 and Book 6778, Page 536, Register's Office for Davidson County, Tennessee; (8) Easements of record in Book 7240, Page 543, Book 7240, page 559, Book 7240, Page 567, Book 7240, Page 595, Book 7240, Page 605, Book 7240, Page 610 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee; (9) Agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee; (10) Utility Easements of record in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for Davidson County, Tennessee; (11) The premises herein insured is a condominium apartment established pursuant to all 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, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Village of Boxmere, of record in Book 6666, Page 749 as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee.

This property is improved property known as 236 Boxmere Place, Nashville, Tennessee 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 Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, 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 hand this 15th day of November, 2010.

Amy T. Guest

AMY T. GUEST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY T. GUEST, the within named bargainor, 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 and official seal, this 15th day of November, 2010.

Alicia Renee Roberts

Notary Public

ALICIA RENEE ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/10/12