WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110015870 DEEDWARR
Recvd: 03/17/11 10:52 2 pgs
Fees:13.00 Taxes:1369.00
20110317-0021008

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2011.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Trout	New Owner	
(NAME) 906 Huntington Circle	(NAME)	131-6C-25
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JUNE ZOE WILKINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. TROUT AND WIFE, EMILY TROUT**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 137 on the Plan of Burton Hills Village of Huntington Tract 10 of record in Plat Book 6250, page 612, as amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grant R. Wilkinson and wife, June Z. Wilkinson by Deed from Wedgewood Properties, of record in Book 7458, page 481, Register's Office for Davidson County, Tennessee, dated January 28, 1988. Also, being the same property conveyed to June Zoe Wilkinson by Quitclaim Deed from Grant Robert Wilkinson, of record in Book 11479, page 455, Register's Office for Davidson County, Tennessee, dated May 10, 1999; Pursuant to Agreed Order entered in the Fourth Circuit Court for Davidson County, Tennessee, on February 19, 1999, in the case of June Zoe Wilkinson vs. Grant Robert Wilkinson, Appearance No. 93D-440, recorded in Book 11421, Page 777, Register's Office for Davidson County, Tennessee, dated February 19, 1999.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record in Plat Book 6250, page 612, as amended in Book 6637, page 717, said Register's Office; (c) Restrictions of record in Book 6326, Page 588, said Register's Office; (d) Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691 and Book 7146, page 188, and Book 9882, page 733, said Register's Office; (e) Covenants, Conditions and Restrictions of Burton Hills Village of Huntington of record in Book 6644, page 1, as amended in Book 6917, page 724, said Register's Office; (f) Open Space agreement of record in Book 6470, Page 383, Book 6655, page 47, Book 6917, page 704, Book 7147, page 411 and Book 7147, page 416, said Register's Office; (g) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4298, Page 491, said Register's Office; (h) Conveyance of Sanitary Sewer and Water Mains of record in Book 7240, Pages 543 -615, Book 7275, page 826, Book 7306, page 127, Book 7306, page 150, Book 7461, pages 880, 884, 929, 934 and 939, and Book 7593, pages 506,531,535 and 570, said Register's Office; (i) Charter of Burton Hills HOA of record in Book 6517, page 505, amended in Book 6921, Page 216, said Register's Office; (j) Charter of Burton Hills Recreational Association, Inc of record in Book 6517, page 511, amended in Book 6921, Page 214, said Register's Office; (k) Charter of Burton Hills Village of Huntington Association Inc., of record in Book 6665, page 12 and Book 6921, page 208, said Register's Office; (l) Grant of Appurtenant Easement of record in Book 9277, Page 479, said Register's Office; and (m) Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 906 Huntington Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of March, 2011.

June Zoe Wilkinson

By: Attorney in Fact

Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of June Zoe Wilkinson, and who acknowledged that he executed the same as the free act and deed of June Zoe Wilkinson.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2011.

Notary Public

CHRISTINE L. WARD
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires OCT 21, 2013