WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027422 DEEDWARR
Recvd: 05/09/11 10:15 2 pgs
Fees:13.00 Taxes:795.50

24822

20110509-0035326

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF May, 2011.

Notary Public

(Affix Seal)

My Commission Expires: 4/28/13

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melynda Hilbun Ursic		
11 College Park	SAME	Map and Parcel 131060E20900CO
Tuscaloosa, AL 35401		

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 consideration, the receipt of which is hereby acknowledged, JOHN ROBERT MARKHAM, married, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MELYNDA HILBUN URSIC, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 of Burton Hills - Village of Boxmere - Phase I a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to John Robert Markham by Warranty Deed from William A. McGugin, unmarried, dated March 31, 2008 of record in Instrument No. 20080402-0033250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131060E20900CO.

b. The Plan of record in Exhibit "B" to the Master Deed in Book 6666, page 749, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description. Agreements by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County, Metropolitan Planning Commission of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.

c. Subject to the provisions of the condominium Master Deed of record in Book 6517, page 522; Book 6691, page 593; Book 6666, page 749; Book 6778j, page 532; Book 6778, page 536; Book 6911, page 120; Book 6824, page 308; Book 6908, page 738; Book 6911, page 831; Book 6921, page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens, and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions which would violate 42 USC 3604c.

d. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 209 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(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his 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.

THE SUBJECT PROPERTY HAS NEVER BEEN THE RESIDENCE OF THE SPOUSE OF GRANTOR HEREIN.

Witness my/our hand(s) this 6th day of May, 2011:

John Robert Markham

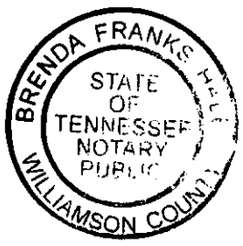
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOHN ROBERT MARKHAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2011.

Notary Public

My Commission Expires: 4/28/2013



My Commission Expires April 28, 2013