BILL GARRETT, Davidson County
Trans:T20110032988 DEEDWARR
Recvd: 06/02/11 15:52 2 pgs
Fees:13.00 Taxes:1535.50
20110602-0042329

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is
$415,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2011.

Notary Public

My commission expires: 01/07/2013

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles R. Priddy Michael O. Anderson	~~New Owner~~ Farmington Financial Group	Map\Parcel: 103-12-0-F-101.00CO
130 Wilson Blvd. N.	1912 21st Avenue	
Nashville, TN 37205	Nashville, TN 37212	

FOR AND IN 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 ACKNOWLEDGE, WE,

John B. Burns, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles R. Priddy and Michael O. Anderson, both unmarried, as Tenants in Common with the Right of Survivorship

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 Unit A on the Plan of North Wilson Condominiums, as shown on Exhibit B of the Master Deed of North Wilson Condominiums, as of record in Book 7205, Page 730, Register's Office for Davidson County, Tennessee, the said plan being of record on page 759 of said Book and to which plan reference is hereby made for a more complete description, and also being a part of Lots 1 and 2 on the Plan of North Wilson, as of record in Book 6200, Page 381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Burns, unmarried, by Warranty Deed from James Michael McCroskey and wife, Henrietta B. McCroskey, dated December 16, 2009, of record in Instrument No. 20091217-0114855, Register's Office for Davidson County, Tennessee. John B. Burns having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, Page 381 and revised in Book 8250, Page 547, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Book 7205, Page 730, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Book 7205, Page 761, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association contained in an instrument of record in Book 7268, Page 529 and amended in Book 7689, Page 251, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 130 Wilson Blvd. N., Nashville, TN 37205.

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 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/our hand(s) this 27th day of May, 2011.

X _____
John B. Burns

Rebecca Burns, spouse of John B. Burns, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

X _____
Rebecca Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John B. Burns, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca Burns, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **110298SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027