BILL GARRETT, Davidson County
Trans:T20110040516 DEEDWARR
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Fees:13.00 Taxes:653.05
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PREPARED BY:(AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50880
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas D. Scarborough 407 Ashlawn Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131060G40700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Cortner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas D. Scarborough** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain real estate in Davidson County, Tennessee, as follows: Unit 407, of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended , Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7076, page 696 and as amended in Book 7308, page 859, 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 Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to John W. Cortner by Warranty Deed from S.L.A. Service Corporation, a Kentucky corporation, dated April 8, 1993 and recorded on April 15, 1993, of record in Book 8917, page 504, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 978, amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed f record in Book 7076, page 696, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7076, page 696, Book 7308, page 859, 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.

This is improved property, known as: 407 Ashlawn Court, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2011.

John W. Cortner

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2011 , before me the undersigned authority, personally appeared John W. Cortner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $176,500.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2011

Notary Public

My Commission Expires: July 25, 2012

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25, 2012