File No: 23302-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045797 DEEDWARR
Recvd: 07/28/11 11:32 2 pgs
Fees:13.00 Taxes:999.00
20110728-0057800

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Elizabeth Clarke
Affiant

Subscribed and sworn to before me, this the 21st day of July, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth H. Clarke	**Owner**	**Map 131-06-0-D Parcel 509.00co**
509 Bel Air Way		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Holly L. Ruffin, now known as Holly Ruffin Barnhart

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

Elizabeth H. Clarke, a married woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 509 of the Burton Hills Townhomes, Village of Belair, Phase I, Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills Townhomes, Village of Belair, Phase 1,Condominiums, of record in Book 6690, Page 70, and as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43 and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6690, Page 119, and as amended in Book 6911, Page 827 and in Instrument No. 20031016-0153582, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Burton Hills Townhomes, Village of Belair, Phase I, Condominiums, of record as set out on Exhibit "B" to the Master Deed, in Book 6690, Page 70, as amended in Book 6962, Page 325, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Holly L. Ruffin, a single woman, by Deed from Joy L. Hunter, unmarried, of record in Instrument No. 20071017-0122890, Register's Office for Davidson County, Tennessee. Holly L. Ruffin has since married and is now known as Holly Ruffin Barnhart.

Jeremiah Scott Barnhart, spouse of the above named Holly L. Ruffin n/k/a Holly Ruffin Barnhart, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **509 Bel Air Way, Nashville, TN 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 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 **21st** day of **July, 2011.**

Holly Ruffin Barnhart

Holly L. Ruffin, now known as Holly Ruffin Barnhart

Jeremiah Scott Barnhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Holly L. Ruffin, now known as Holly Ruffin Barnhart, and Jeremiah Scott Barnhart,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **July, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.