THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070698B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2011. Notary Public My Commission Expires: 7-8-13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110047467 DEEDWARR
Recvd: 08/03/11 14:48 2 pgs
Fees:13.00 Taxes:869.50
20110803-0059817

WARRANTY DEED

Address New Owner: Robert H. Edwards and Betsy B. Edwards 523 Armistead Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116120D52300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Helen Denson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert H. Edwards and wife, Betsy B. Edwards**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 523, PLAN OF BURLINGTON CONDOMINIUM, BUILDING 2, PHASE II, as shown on plat of record in Plat Book 6250, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Helen Denson by General Warranty Deed from Mary Jennifer Harwell, an unmarried person, recorded on the 2nd day of February, 1998 in Deed Book 10777, Page 484, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, BURLINGTON CONDOMINIUM, as recorded in Plat Book 6250, Page(s) 96 and Plat Book 5200, Page 684.

Covenants, Conditions and Restrictions and By-Laws recorded in Book 5863, Page 796, amended in Book 6046, Page 134.

Charter of Burlington Homeowners Association, Inc. recorded in Book 6018, Page 349.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURLINGTON

CONDOMINIUMS of record in Book 6011, Page 653 , as amended by instrument(s) of record in Book 6194, Page 440 and Book 6362, Page 405; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 523 Armistead Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2011.

Mary Helen Denson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Helen Denson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2011.

Notary Public
My Commission Expires: _____

