BILL GARRETT, Davidson County
Trans:T20110051290 DEEDWARR
Recvd: 08/19/11 14:01 3 pgs
Fees:18.00 Taxes:777.00

20110819-0064403

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 18 day of August 2011.

Notary Public
My commission expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Dino J. D'onofrio 505 Ashlawn Dr Nashville TN 37215-0000	[New Owner]	131-060G-505CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dale C. Allen as joint tenants with right of survivorship Brian F. S. Allen hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dino J. D'onofrio and wife Karen L. D'onofrio hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 505 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 Master Deed of record in Book 7076 page 696 and amended in Book 7308 Page 859 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Burton Hills Village of Ashlawn Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 7076 page 696 and amended in Book 7308 Page 859 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brian F.S. Allen and Dale C. Allen as joint tenants with righht of survivorship by deed from Mary Frank King of record in Instrument No. 20070405-0040770 Register's Office for Davidson County, TN.

This conveyance is made subject to the following: 1 Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7076 Page 696 and amended in Book 7308 Page 859 Register's Office for Davidson County, Tennessee 2) Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154 Page 239 3) Restrictions of record in Book 6326 page 588 4) All matters appearing on plan of Burton Hills of record in Book 6250 Page 978, Register's Office for Davidson County, Tennessee This property is improved property known as 505 Ashlawn Dr, Nashville, Tennessee 37215-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 28 day of ~~August~~ July, 2011.

Dale C. Allen

Carolyn S. Allen
who joins in this conveyance for the sole purpose of conveying any interest she may have in this property by virtue of marriage

Brian ~~F. S. Allen~~

Sara P Allen

Sara ~~Nora~~ P. Allen
who joins in this conveyance for the sole purpose of conveying any interest she may have in this property by virtue of marriage

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale C. Allen and Carolyn S. Allen the bargainor(s), 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 Knoxville, Tennessee, this 28th day of July, 2011.

Lisa M. Kidd
Notary Public

My Commission expires: 6/3/2014

LISA M. KIDD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian F. S. Allen and Sara Allen the bargainor(s), 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 Knoxville, Tennessee, this 28th day of July, 2011.

Lisa M. Kidd
Notary Public

My Commission expires: 6/3/2011

LISA M. KIDD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

FILE NO: 06867