BOX 50-P

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20110075619 DEEDWARR
Recvd: 12/01/11 09:21 2 pgs
Fees:13.00 Taxes:769.23
20111201-0093421

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF NOVEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-12

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Rhea Edward Garrett, II 216 Boxmere Nashville, TN 37215	GMAC MORTGAGE 1100 VIRGINIA D. FT. WASHINGTON, PA 19034	131 06 0E 216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIK C. MILAM**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RHEA EDWARD GARRETT, II**, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit 216, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6666, page 749, 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 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 Erick C. Milam by deed dated June 28, 2005, from Mrs. Virgil W. Francis, aka Frances T. Francis, recorded on July 1, 2005, as Instrument No. 20050701-0076352, Register's Office for Davidson County, Tennessee.

THIS IS THE NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 6666, page 749 (Exhibit B to Master Deed) in the Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 4298, page 491, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions of record at Book 6326, page 588, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants of Burton Hills of record in Book 6517, page 522, as amended at Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691 and Book 7146, page 188, Register's Office for Davidson County, Tennessee.

6. Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416, Register's Office for Davidson County, Tennessee.

7. Master Deed for Burton Hills, Village of Boxmere, Phase I Condominiums of record in Book 6666, page 749, as amended in Book 6824,page 308; Book 6908, page 738; and in Book 6921, page 226, and By-Laws in Book 6666, page 806, as amended in Book 6911, page 831, in the Register's Office for Davidson County, Tennessee.

8. Charter of Burton Hills, Village of Boxmere, Phase I Council, Inc. of record in Book 6665, page 6, amended in Book 6921, page 218, Register's Office for said County.

9. All matters as shown on the Boundary Plat of record in Book 6250, page 649, Register's Office for Davidson County, Tennessee.

10. Charter of Burton Hills Homeowner's Association, Inc., of record in Book 6517, page 505, as amended in Book 6921, page 219, Register's Office for said County.

11. Charter of Burton Hills Recreational Homeowner's Association, Inc., of record in Book 6517, page 511, Register's Office for said County.

This is improved property known as: **216 Boxmere, 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 Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of November, 2011.

Erik C. Milam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik C. Milam, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2011

Notary Public

My Commission Expires:

