WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042812 DEEDWARR
Recvd: 06/11/12 10:57 2 pgs
Fees:13.00 Taxes:691.90
20120611-0050746

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,000.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2012.

Notary Public

My commission expires: _____
(AFFIX SEAL)

CERELE M. ALMAND
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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
Cody Hunter Penrod	SAME As New Owner	**Map 131-06-G Parcel 609.00**
609 Arkland Place		
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,

Elizabeth Kraft Bleecker and Timothy Bryan Bleecker, husband and wife

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

Cody Hunter Penrod, an unmarried person

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:

Land in Davidson County, Tennessee being Unit No. 609, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed of record in Book 7076, Page 696, amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 & 11 Burton Hills of record in Plat Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth R. Kraft, by Deed from Court R. Horncastle, of record in Instrument No. 20031223-0182342, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed from Elizabeth R. Kraft to Elizabeth Kraft Bleecker and Timothy Bryan Bleecker, of record in Instrument No. 20100128-0007261, said Register's Office.

This conveyance is subject to:

The Plan of record as shown on Exhibit "B" to the Master Deed in Book 7076, Page 696, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Burton Hills Homeowners Association, Inc., recorded in Book 6517, Page 505, and as amended in Book 6921, Page 216, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, Page 522, and as amended in Book 6778, Page 536, and in Book 6911, Page 120, Register's Office for Davidson County, Tennessee.

Master Deed of Burton Hills, Village of Ashlawn Condominiums, of record in Book 7076, Page 696, and as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee.

By-Laws of Burton Hills, Village of Ashlawn Homeowner's Association, of record in Book 7076, Page 763, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **609 Arkland Place, 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 **8th** day of **June, 2012.**

Elizabeth Kraft Bleecker

Timothy Bryan Bleecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Kraft Bleecker and Timothy Bryan Bleecker,** 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 **8th** day of **June, 2012.**

Notary Public

My Commission Expires: 2/24/13

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