BILL GARRETT, Davidson County
Trans:T20120043440 DEEDWARR
Recvd: 06/13/12 08:36 2 pgs
Fees:13.00 Taxes:776.63

20120613-0051519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-24-2016

File No.: AGL-12-319

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary T. Rust	Mortgage Investors Group	131-6-E-319.00 CO
(NAME)	(NAME)	
319 Boxmere Place	8320 E. Walker Springs Ln., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **EVA C. LEA, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARY T. RUST, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit 319 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, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6921, Page 226, 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, Village of Boxmere, Phase I, a condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Eva C. Lea, a single woman by Warranty Deed from Vicky Lynn Simmons Pirrie and Treva Allene Simmons, dated August 28, 2003, of record in Instrument Number 20030829-0125839, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 319 Boxmere Place, Nashville, TN 37215

(House Number) (Street) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 8th day of June, 2012.

Eva C. Lea

Eva C. Lea

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eva C. Lea, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171