(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8468

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip R. Stuart	NEW OWNER	131060G70900CO
(NAME)	(NAME)	
617 Cherry Glen Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120050892 DEEDWARR
Recvd: 07/11/12 10:04 2 pgs
Fees:13.00 Taxes:584.50

20120711-0060756

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, **John Shane Keister, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Philip R. Stuart and wife, Eve R. Stuart**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 709 of Burton Hills Villages of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan to the Master Deed, of record in Book 6250, Page 978 and amended in Book 6900, Page 304 and further set forth as Exibit "B" to the Master Deed, of record in Book 7076, Page 696 and amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment appurtenant undivided interest on the general and limited common elements of the Condominium.

Being the same property conveyed to John Shane Keister and Janice A. Roeg by Deed from Gary N. Holloway and wife, Deborah R. Holloway, dated 03/08/1999 and filed for record on 03/12/1999 in Book 11382, Page 167, Register's Office for Davidson County, Tennessee. John Shane Keister and Janice A. Roeg having since divorced according to Docket No. 05D-3714, Davidson County, Tennessee Circuit Court dated December 5, 2006. Property further being conveyed to John Shane Keister by quitclaim deed from Janice A. Roeg, of record in Instrument Number 20120711-0060755, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Book 6250, Page 978, and Book 6900, Page 304, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6778, Page 536, Book 6911, Page 120 and in Book 7076, Page 691, Register's Office for Davidson County, Tennessee.
The Master Deed establishing a "Horizontal Property Regime" of Burton Hills, Village of Ashlawn, a

Condominium, of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee.
Open Space Agreements of record in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411, and in Book 7147, Page 416, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 6517, Page 505; Book 6517, Page 511; Book 6921, Page 214; Book 6921, Page 216 and in Book 7154, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 709 Arkland Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and/or 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/or 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 3rd day of July, 2012.

John Shane Keister

State of Tennessee
County of Williamson

Personally appeared before me John Shane Keister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of July, 2012.

RONALD R. BARRETT JR.
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064