WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: May 9, 2014

(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Lydia E. Wroblewski	NEW OWNER	131060E30600CO
(NAME)	(NAME)	
306 Boxmere Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120052989 DEEDWARR
Recvd: 07/18/12 14:53 2 pgs
Fees:13.00 Taxes:814.00
20120718-0063302

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, we, **Shannon Sweeney Bell FKA Shannon F. Sweeney, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lydia E. Wroblewski and Matthew J. Bettinson , wife and husband**, 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:

Land in Davidson County, Tennessee, being Unit No. 306, as shown on the plan of Burton Hills-Village of Boxmere, Phase I, a Condominium, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6666, Page 749 and amended in Book 6908, Page 738, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Shannon F. Sweeney by Deed from Doug U. Hong and wife, Kyong O. Hong, dated 04/12/2005 and filed for record on 04/19/2005 in Instrument 200504190043480, Register's Office for Davidson County, Tennessee.

* Carl D. Bell, husband of Shannon Sweeney Bell, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

All matters as set forth per Book 6250, Page 649, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended of record in Book 6778, Page 536 and Book 8967, Page 735, said Register's Office.
Master Deed and By-Laws filed for record in Book 6666, Page 749, said Register's Office. Said Masterdeed was amended of record in Book 6908, Page 738, said Register's Office.
Said By-Laws were amended of record in Book 6911, Page 831 and Instrument 201004010024317, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 3702, Page 250, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4298, Page 491, said Register's Office.
Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, Book 7147, Page 416, said Register's Office.
Deed of Conveyance of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 585, Book 7240, Page 605, Book 7275, Page 826, said Register's Office.
Charter of record in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 6, Book 6921, Page 214, Book 6921, Page 216, Book 6921, Page 218, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 306 Boxmere 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 16th day of July, 2012.

Shannon Sweeney Bell by Atty in Fact

Shannon Sweeney Bell

Carl D Bell by Atty in Fact

Carl D. Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Sweeney, ☒, with whom I am personally acquainted and who proved himself to be the attorney in fact of Shannon Sweeney Bell and Carl D. Bell and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2012.

Notary Public
My Commission Expires: 9/25/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. BARRETT, JR.

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