File Box 8

BILL GARRETT, Davidson County
Trans:T20120067334 DEEDWARR
Recvd: 09/07/12 13:17 3 pgs
Fees:18.00 Taxes:767.75
20120907-0081326

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $207,500.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2012. Notary Public My Commission Expires:

DIANE P. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Cheryl Graves 705 Arkland Place Nashville, TN 37215	Regions Bank dba Regions Mtg. 2050 Parkway Office Circle Birmingham, AL 35244	131 06 0G 705.00

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, **JENNIFER K. RICHARDSON AND HUSBAND, JASPER LEE RICHARDSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHERYL L. GRAVES**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 705, 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, * **Register's Office for Davidson County, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.**

* Book 6250, Page 978, and Book 6900, Page 304,

Being the same property conveyed to Jennifer Berry Kain, by deed from Michael G. Weaver, unmarried, by deed dated July 31, 2006, recorded on August 3, 2006, recorded as Instrument No. 20060803-0095056, Register's Office for Davidson County, Tennessee. The said Jennifer Berry Kain having since married and now being known as Jennifer K.

Richardson. By Quitclaim Deed dated April 21, 2009, recorded on April 30, 2009, as Instrument No. 20090430-0039227, Register's Office for Davidson County, Tennessee, the subject property is now vested Jennifer K. Richardson and husband, Jasper Lee Richardson.

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. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee; Sanitary Sewers and or Storm Drainage, as set forth in instrument recorded in Book 4298, page 491, and in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6517, page 522, amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 10911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188 and Book 9882, page 733, and in any instruments referred to in said restrictions.

5. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, Register's Office for said County

6. Charter of Burton Hills Homeowner's Association of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.

7. Charter 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.

8. 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.

9. Master Deed and ByLaws establishing a Horizontal Property Regime of Burton Hills Village of Ashlawn Condominiums, of record in Book 7076, page 696, and amended in Book 7308, page 859, Register's Office for said County.

This is improved property known as: **705 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of September, 2012.

Jennifer K. Richardson

Jasper Lee Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER K. RICHARDSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2012.

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASPER LEE RICHARDSON**, 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 4th day of September, 2012.

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____