Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Kirkham, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Suzuki,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 317, of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Coded 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 said Master Deed.

Being the same property conveyed to Mildred Kirkham by deed from James Alvin Crossman, a married person, dated May 26, 1993, of record as Book 8961, page 678, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 317 Boxmere 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of September, 2012.

Mildred Kirkham

Mildred Kirkham

BILL GARRETT, Davidson County
Trans:T20120077160 DEEDWARR
Recvd: 10/10/12 15:30 2 pgs
Fees:13.00 Taxes:684.50
20121010-0092981

State of Tennessee)
County of Davidson)

On this 28th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mildred Kirkham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of September, 2012.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carol Suzuki 317 Boxmere Place Nashville, TN 37215	New Owner	131-6-E-317