File Bop 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12102067

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2012.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120088933 DEEDWARR
Recvd: 11/20/12 14:37 2 pgs
Fees:13.00 Taxes:1147.00
20121120-0107187

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James A. Lancaster 516 Belair Way Nashville TN 37215	New Owner	Tax Parcel ID No. 131060D51600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle B. Maldonado, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Lancaster, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 516, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, and Book 9398, Page 43, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the fifth amendment to said Master Deed and By-Laws of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Sherri Ann West Morrison, married to Kenneth E. Watford, unmarried as recorded on the 14th day of January, 1998 in Deed Book 10757, Page 192; Quitclaim Deed from Kenneth E. Watford, unmarried to Kenneth Earl Watford, unmarried and Joe Earl Watford, married as recorded on the 5th day of June, 2007 in Instrument No. 20070605-0067296; Quitclaim Deed from Kenneth Earl Watford, unmarried and Joe Earl Watford, married to Watford Land and Realty Co., Inc. as recorded on the 5th day of June, 2007 in Instrument No. 20070605-0067297 and Warranty Deed from Watford Land and Realty Co., Inc. to Michelle B. Maldonado as recorded on the 11th day of October, 2010 in Instrument No. 20101011-0081406, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, as recorded in Plat Book 6250, Page(s) 978.

Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Book 6778, Page 536, Book 6690, Page 70, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325 and Book 9398, Page 43.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, a Condominium of record in Book 6690, Page 70 , as amended by instrument(s) of record in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, Book 6962, Page 325 and Instrument Nos. 20010627-0068123, corrected at Instrument No. 20050708-0079325 and 20031016-0153582; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Burton Hills Charter recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 18, Book 6921, Page 214, Book 6921, Page 216 and Book 6921, Page 220.

Agreement recorded in Book 6470, Page 383 and Book 6655, Page 47.

This is improved property located at 516 Belair Way Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2012.

Michelle B. Maldonado

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle B. Maldonado, 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 16th day of November, 2012.

Notary Public
My Commission Expires:

