PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52144
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keeble Baltuth 521 Belair Way Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131060D52100CO

BILL GARRETT, Davidson County
Trans:T20130014284 DEEDWARR
Recvd: 02/20/13 14:41 2 pgs
Fees:13.00 Taxes:936.10
20130220-0017066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene Barton Lunn, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keeble Baltuth** 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:**

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 521 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6962, page 325 and Doc. No. 20010627-0068123, rerecorded in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mollie L. Lunn, a single person by Warranty Deed from Billie McLarty, a single person, dated April 29, 1994 and recorded on May 2, 1994 of record in Book 9329, page 493, Register's Office for Davidson County, Tennessee. The said Mollie L. Lunn has since died. By Affidavit of Heirship recorded in Document No. 20130220-0017065, Eugene Barton Lunn, Jr., was established as the heir at law of Mollie Tucker Lunn.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in 6250Book 284 and revised in Book 6250, page 649 and as further set out in the Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium of record in Book 6690, page 70 as amended by Amendments of record in Book 6739, page 701; and Book 6824, page 298; Book 6890, page 963; book 6903, page 351; Book 6962, page 325, Doc. No. 20010627-0068123, rerecorded in Doc. No. 20050708-0079325, said Register's Office, and an easement for public utility purposes along the which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6691, page 593, Book 6778 page 532, Book 6778 page 536, Book 6911 page 120, Book 7046 page 520, Book 7076 page 691, Book 7146 page 188, said Register's Office, By-Laws of record in Book 6690, page 119, as Amended in Book 6911, page 827, and Doc. No. 20031016-0153582, said Register's Office for Davidson County, Tennessee, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 521 Belair Way, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 15th day of February, 2013.

Eugene Barton Lunn, Jr.

State of TENNESSEE
County of DAVIDSON

On this 15th day of February, 2013 , before me the undersigned authority, personally appeared Eugene Barton Lunn, Jr., 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2013

Notary Public

My Commission Expires: 9-8-2013

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.