BILL GARRETT, Davidson County
Trans:T20130026418 DEEDWARR
Recvd: 04/02/13 10:26 2 pgs
Fees:13.00 Taxes:499.50
20130402-0032223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 DEC -14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-RA-13-3415-1010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby Towns	**Same as New Owner**	
(NAME)	(NAME)	**104-6-A-113.00 CO**
3939 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ELEANOR JONES BURT, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BOBBY TOWNS AND LYNETTE TOWNS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1010, CONTINENTAL CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 399, 400 AND 401 AND MASTER DEED RECORDED IN BOOK 5862, PAGE 589, AMENDED IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549 AND BOOK 7475, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELEANOR JONES BURT, UNMARRIED BY WARRANTY DEED FROM ROSS I. EVANS, JR., TRUSTEE, RECORDED ON THE 15TH DAY OF JUNE, 1982 IN DEED BOOK 5898, PAGE 479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 399, 400 AND 401; RESOLUTION OF RECORD IN INSTRUMENT NO. 20051024-0128399; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5862, PAGE 589, BOOK 6135, PAGE 788, BOOK 6435, PAGE 549 AND BOOK 7475, PAGE 137; EASEMENT OF RECORD IN BOOK 4825, PAGE 592 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3415 West End Avenue #1010 Nashville, Tennessee 37203**
(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 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 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/our hand(s) this 28th day of March, 2013.

Eleanor Jones Burt by John R. Miles, Attorney in Fact

Eleanor Jones Burt by John R. Miles,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN R. MILES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELEANOR JONES BURT and who acknowledged he executed the same as the free act and deed of the said ELEANOR JONES BURT.

Witness my hand and official seal, this the 28th day of March, 2013.

Mary Frances Rudy

Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212