File Box #9B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00. Donna L. Richardson Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130042223 DEEDWARR
Recvd: 05/21/13 10:18 2 pgs
Fees: 13.00 Taxes: 758.50
20130521-0051064

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Richardson	New Owner	131 06 0G 111.00CO
(NAME)	(NAME)	
2217 Old Hickory Blvd.	2217 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Bryant and Carolyn Bryant, husband and wife**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donna Richardson,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 111, 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, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned amendment to the Master Deed.

Being the same property conveyed to David Bryant and wife, Carolyn Bryant, by deed dated June 10, 2005, from Leigh Rowan, of record in Instrument No. 20050615-0068083, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated among the parties and assumed by Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, as amended in Book 6778, page 536, Book 6911, page 120, and Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, as amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills, Village of

Ashlawn, a Condominium, of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.

7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, and in Book 4298, page 491, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 978, and in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

This is improved X property, known as 111 Ashlawn Court, 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 do covenant with the said Grantees 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, her 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 our hands this **17th** day of **May, 2013**

David Bryant

Carolyn Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **David Bryant and Carolyn Bryant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **May, 2013**

SUSAN KELLY RICH
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 8/24/2014