BILL GARRETT, Davidson County
Trans: T20130042563 DEEDWARR
Recvd: 05/22/13 09:11 2 pgs
Fees: 13.00 Taxes: 1147.00

20130522-0051477

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040148**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this20th day of May, 2013. Notary Public My Commission Expires:

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

WARRANTY DEED

Address New Owner: Ashley Maclachlan 524 Belair Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060D52400CO

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, **Barbara Edwards, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Maclachlan**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 524, of Burton Hills, Village of Belair, Phase I, Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827 and in Book 6962, Page 325, 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 Exhibit C of the said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Belair, Phase I, a condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Barbara Edwards by Warranty Deed from Mark Reed, Successor Trustee of the Barbara J. Reed Living Trust No. 2 dated May 16, 1998, recorded on the 16th day of August, 2006 in Instrument No. 20060816-0100948, 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.

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) 649.

Covenants, Conditions and Restrictions recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6778, Pages 532 and 536, Book 6690, Page 70, Book 6691, Page 593, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 120, Book 6962, Page 325, Book 9398, Page 43 and Book 9882, Page 733.

Terms and provisions of by-Laws of Burton Hills Townhomes, Village of Belair, Phase I, Council, Inc. recorded in Book 6690, Page 119, amended in Book 6911, Page 827 and Book 7076, Page 763 and Instrument No. 20031016-0153582.

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.

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 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 6962, Page 325, Book 9398, Page 43 and Instrument No. 20010627-0068123, rerecorded at Instrument No. 20050708-0079325; 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.

Terry Edwards, husband of Barbara Edwards, joins in this instrument for the purposes of conveying any and all interest, marital or otherwise, in said property.

This is improved property located at 524 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 May, 2013.

Barbara Edwards

Terry Edwards

STATE OF Tennessee)
COUNTY OF Tipton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Edwards and Terry Edwards, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2013.

Notary Public

My Commission Expires: 7/17/13

LISA C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY