BILL GARRETT, Davidson County
Trans:T20130047692 DEEDWARR
Recvd: 06/07/13 11:02 2 pgs
Fees:13.00 Taxes:761.83

20130607-0058078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

B-VRES-13-307

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)
Jessica Diamond (NAME)	New Owner (NAME)	
307 Ashlawn Court (ADDRESS)	(ADDRESS)	**131-06-0G-307.00-CO**
Nashville, TN 37215 (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 **CAMERON A. SANDBERG, A SINGLE PERSON AND WILLIAM T. EDWARDS, A MARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA DIAMOND, UNMARRIED AND KIRK DIAMOND, MARRIED,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of Burton Hills, Village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Cameron A. Sandberg, a single person and William T. Edwards, a married person, as joint tenants with rights of survivorship by General Warranty Deed from Jamaica M. Imala, now known as Jamaica Safer Zralek and Donald B. Safer of record at Instrument No. 20080513-0049284, dated May 12, 2008 and recorded on May 13, 2008, in the Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of William T. Edwards.

This conveyance is subject to any and all existing easements and restrictions as shown of record in the Register's Office for Davidson County, Tennessee, including the following: 1) All matters shown on the Plan of Burton Hills Tracts 1, 2, 11 of record in Plat Book 6250, Page 978. 2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536 and Book 6911, page 120, Book 7076, Page 691; Book 7076, Page 696, as amended in Book 7308, page 859. 3) By-Laws of the Council of Co-Owners, Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 763. 4) Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, page 216 and Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, page 214. 5) Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984 of record in Book 6470, Page 383. 6) Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985 of record in Book 6655, Page 47. 7) Utility easements of record in Book 3702, Page 250 8) Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, Page 826. 9) Subject to rights of others in and to the common areas and/or elements.

This is
( ) unimproved
(X) improved
property known as **307 Ashlawn Court Nashville, Tennessee 37215**
(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 4th day of June, 2013.

Cameron A. Sandberg by Laura Mitchell, attorney-in-fact

William T. Edwards by Laura Mitchell, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAURA MITCHELL 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 CAMERON A. SANDBERG AND WILLIAM T. EDWARDS and who acknowledged he/she/they executed the same as the free act and deed of the said CAMERON A. SANDBERG AND WILLIAM T. EDWARDS.

Witness my hand and official seal, this the 4th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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