WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054097 DEEDWARR
Recvd: 06/26/13 10:27 2 pgs
Fees:13.00 Taxes:1176.60
20130626-0065597

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Harmata	SAME	Map 104-21-E
(NAME)	(NAME)	Parcel 5 CO
11 Brandywine Lane		
(ADDRESS)	(ADDRESS)	
Sandy Hook, CT 06482		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILSON P. BURTON, JR. AND WIFE, JOY K. BURTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK J. HARMATA AND WIFE, PAMELA F. HARMATA,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5 and Garage No. 5, together with the appurtenant interest in the common elements of The Rise at West End Park (F/K/A Parthenon II Townhomes) horizontal property regime with private elements established by Master Deed of record in Instrument No. 20060925-0118556 and amended in Instrument No.20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Master Deed and being located upon Lots Nos. 78 and 79 on the Plan of Revised Plan of West End Park of record in Plat Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Wilson P. Burton, Jr. and wife, Joy K. Burton by deed from Albert Lucien Dale and wife, Mildred Beaty Dale, of record in Instrument No. 20051230-0156838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 421, pages 82 & 83, said Register's Office; and (c) Master Deed of record in Instrument #20060925-0118556 and Amendment in Instrument #20070913-0110095 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3189 Parthenon Avenue, Unit 5, 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 GRANTEES, their 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 GRANTEES, 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 our hands this 25th day of June, 2013.

Wilson P. Burton, Jr.

Joy K. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson P. Burton, Jr. and Joy K. Burton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public