THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite A203** **Nashville, Tennessee 37215** **CRT File No. 13050259**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,500.00. Susan James Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130056500 DEEDWARR
Recvd: 07/03/13 08:29 2 pgs
Fees:13.00 Taxes:619.75

20130703-0068600

WARRANTY DEED

Address New Owner: Eric L. Boozer Shirley G. Boozer 2025 Woodmont Blvd, Unit 210 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-11-0-J 210.00 CO

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, **Kimberly Gilbert** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric L. Boozer and Shirley G. Boozer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 210, together with Garage Unit No. D-2, of The Hillmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, the Plan being shown as Exhibit "C" to the Master Deed of The Hillmont Condominiums, recorded in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and described in the Master Deed of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillmont Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kimberly Gilbert, unmarried by Warranty Deed from Kara Marie Froula, unmarried, Sann Froula and wife, Judith Froula, recorded on the 25th day of March, 2008 in Instrument No. 20080325-0029696, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685, re-recorded at Instrument No. 20040212-0017074, as amended by

instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861; 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.

Easement to Comcast of Nashville I, LLC, recorded in Instrument No. 20110930-0075711.

Right of Entry Agreement recorded in Book 9921, Page 620.

This is improved property located at 2025 Woodmont Blvd 210 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 28th day of June, 2013.

Kimberly C. Gilbert By Susan James, Attorney in Fact
Kimberly Gilbert
By Susan James, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan James, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Kimberly Gilbert, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014