BILL GARRETT, Davidson County
Trans: T20130057022 DEEDWARR
Recvd: 07/03/13 15:11 2 pgs
Fees: 13.00 Taxes: 915.75

20130703-0069298

WARRANTY DEED

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-21-2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$247,500.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2013.

Notary Public

My commission expires: 9.21.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christina E. Csorna	Franklin American Mortgage Co.	**Map 131-06-0-D, Parcel 404.00CO**
404 Clifton Place	501 Corporate Centre Dr. Ste. 400	
Nashville, TN 37215	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Allison L. Van Horne f/k/a Allison L. Bell and husband, David N. Van Horne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina Csorna, an unmarried woman

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:

A certain condominium apartment unit in Davidson County, Tennessee, and being Unit No. 404 on the plan of Burton Hills Townhomes, Village of Belair, Phase I, as of record in Exhibit B to the Master Deed as of record at Book 6690, page 70, as amended at 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 in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6690, page 119, and as amended in Book 6911, page 287 and in Instrument No. 20031016-0153582, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Burton Hills Townhomes, Village of Belair, Phase I, Condominiums, of record as set out on Exhibit "B" to the Master Deed, in Book 6690, page 70, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Allison L. Bell, a signle woman by Deed from Patricia Bowers Grace, dated April 28, 2010, of record in Instrument No. 20100430-0033187, Register's Office for Davidosn County, Tennessee. The said Allison L. Bell having since married and is now known as Allison L. Van Horne.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, along with all other easement of record in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

David N. Van Horne, spouse of the above named Allison L Van Horne, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (_X___) Unimproved (____) property, known as **404 Clifton Place, 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 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 my/our hand(s) this **10th** day of **June, 2013.**

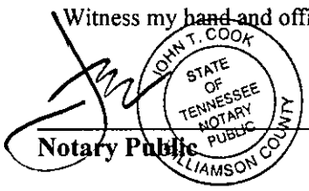
Allison L. Van Horne

David N. Van Horne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Allison L. Van Horne and David N. Van Horne,** the within named sellers, 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 **10th** day of **June, 2013.**



Notary Public

My Commission Expires: 2/13/17