BILL GARRETT, Davidson County
Trans: T20130071455 DEEDWARR
Recvd: 08/19/13 14:45 2 pgs
Fees: 13.00 Taxes: 858.40
20130819-0087143

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070225**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me, this 15th day of August 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James O. Zickler 246 Boxmere Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131060E24600CO

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, **Dashiell Properties, L.L.C.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James O. Zickler, Married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 246 on the Plan of Burton Hills-Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed by Quitclaim Deed from Douglas Pierce and spouse, Barbara Pierce to Dashiell Properties, L.L.C., as recorded on the 5th day of April, 2013 in Instrument No. 20130405-0033785 and Warranty Deed from Karen K. Leeman, Trustee of Karen K. Leeman Trust to Douglas Pierce and spouse, Barbara Pierce as recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018729, 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, as recorded in Plat Book 6250, Page(s) 284, revised in Plat Book 6250, Page 649.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532 and Book 6778, Page 536.

Charter of Burton Hills Village of Boxmere, Inc. recorded in Book 6665, Page 6, amended in Book 6921, Page 218.

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, VILLAGE OF BOXMERE, PHASE I Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308,

Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226 and Instrument No. 20100401-0024317; 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.

This is improved property located at 246 Boxmere Place 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 15th day of August, 2013.

Barbara Pierce, Manager
Dashiell Properties, L.L.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Pierce, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of **Dashiell Properties, L.L.C.**, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 15th day of August, 2013.

Notary Public
My Commission Expires:

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