WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075425 DEEDWARR
Recvd: 08/30/13 13:38 2 pgs
Fees:13.00 Taxes:980.50
20130830-0091926

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5640 BROOKS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Emily K. Brooks	same	131-06-0-D 546.00 CO
546 Belair Way		
Nashville, TN 37215		

FOR AND 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,

JUDY WILLETT MEADOWS, UNMARRIED

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

EMILY K. BROOKS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 546 Belair Way, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 28th day of August, 2013.

Judy Willett Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JUDY WILLETT MEADOWS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2013.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 546, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase 1, a horizontal property regime established by Master Deed, of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, Instrument No. 20010627-0068123, and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the Fifth Amendment to the aforementioned Master Deed of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from John Christian Meadows to Judy Willet Meadows as recorded on the 3rd day of March, 2006 in Instrument No. 20060303-0024710 and Warranty Deed from Paul Gravette and Leigh Ann Birchfield Gravette, husband and wife to Judy W. Meadows, married as recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035233, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, as recorded in Plat Book 6250, Page(s) 649, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6778, Pages 532 and 536, Book 6690, Page 70, Book 6691, Page 593, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 120, Book 6962, Page 325, Book 9398, Page 43 and Book 9882, Page 733 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Burton Hills Townhomes, Village of Belair, Phase I, Council, Inc. recorded in Book 6690, Page 119, amended in Book 6911, Page 827 and Book 7076, Page 763 and Instrument No. 20031016-0153582.

f. Burton Hills Charter recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 18, Book 6921, Page 214, Book 6921, Page 216 and Book 6921, Page 220.

g. 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 TOWNHOMES, VILLAGE OF BELAIR, PHASE I Condominium of record in Book 6690, Page 70 , as amended by instrument(s) of record in 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 Instrument No. 20010627-0068123, rerecorded at Instrument No. 20050708-0079325; 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.