BILL GARRETT, Davidson County
Trans:T20130085267 DEEDWARR
Recvd: 10/02/13 14:43 2 pgs
Fees:13.00 Taxes:1091.50
20131002-0103587

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Spark 530 Belair Way Nashville TN 37215	New Owner	Tax Parcel ID No. 131060D53000CO

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, **Jeanna M. Seiner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Spark, unmarried,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 530 of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701, and in Book 6824, Page 299, and in Book 6890, Page 963, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase, a Condominium, set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from John C. Williams and Mary J. Donaldson, both unmarried to Jeanna McCloud, unmarried as recorded on the 2nd day of June, 1997 in Deed Book 10474, Page 629 and Quitclaim Deed from Jeanna McCloud nka Jeanna M. Seiner, unmarried to Jeanna M. Seiner, unmarried as recorded on the 21st day of September, 2005 in Instrument No. 20050921-0113497, 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 TOWNHOMES, VILLAGE OF BELAIR, PHASE I, as recorded in Plat Book 6250, Page(s) 978 and Book 6250, Page 284 and Book 6250, Page 649.

Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Book 6778, Page 536, Book 6690, Page 70, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325 and Book 9398, Page 43, Book 6691, Page 593 and Book 6778, Page 532.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6326, Page 588.

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, a 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 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, Book 6962, Page 325 and Instrument No. 20031016-0153582; 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.

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.

Agreement recorded in Book 6470, Page 383 and Book 6655, Page 47.

This is improved property located at 530 Belair Way Nashville TN 37215.

The said property was never the marital residence of the Grantor.

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 30th day of September, 2013.

Jeanna M. Seiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanna M. Seiner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2013.

Notary Public

My Commission Expires: _____

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