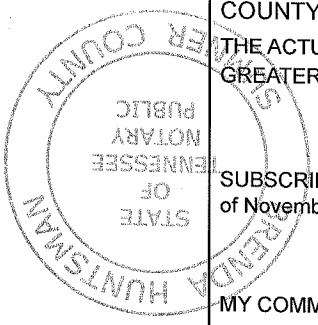
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/13 07:58 3 pgs
Fees:18.00 Taxes:538.35
20131112-0116348



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Linda Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2013.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 11/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hazel Marie Claiborne		
(NAME)	(NAME)	
315 Autumn Chase Drive	Same As New Owner	084040A31500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1666		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melanie Porter, formerly known as Melanie L. Burke**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hazel Marie Claiborne, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 315, as shown on the plan of Autumn Chase, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Melanie L. Burke, an unmarried person by Deed from H M Properties Inc., a Tennessee Corporation, dated 05/31/1991 and filed for record on 06/05/1991 in Book 8367, Page 655, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth per Plat Book 6900, Page 609, said Register's Office; (2) Master Deed and By-Laws filed for record in Book 7718, Page 418, said Register's Office. Appointment of Successor Trustee in Book 9957, Page 315, said Register's Office; (3) Said By-Laws were amended of record in Instrument 200508230100514, said Register's Office; (4) Deed and Easement of record in Book 6113, Page 475, said Register's Office; (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7240, Page 692, said Register's Office; (6) All matters including but not limited to an Easement of record in Book 7499, Page 227, said Register's Office; (7) Deed of Conveyance of record in Book 7893, Page 319, said Register's Office; (8) Charter of record in Book 7728, Page 111, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 315 Autumn Chase Drive, Nashville, TN 37214-1666

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 8th day of November, 2013.

Melanie Porter

Melanie Porter, formerly known as
Melanie L. Burke

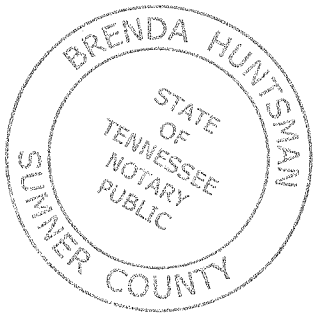
State of Tennessee
County of Sumner

Personally appeared before me Melanie Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2013.

Brenda Huntsman

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15



RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY