BILL GARRETT, Davidson County
Trans:T20130099668 DEEDWARR
Recvd: 11/25/13 12:16 2 pgs
Fees:13.00 Taxes:786.25
20131125-0120886

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Ada E. Hickman 312 Boxmere Place Nashville, Tennessee 37215	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS: 131060E31200CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ANNE LAURA BURKS n/k/a ANNE LAURA BURKS REVIERE and husband, MATTHEW REVIERE

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

ADA E. HICKMAN, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Unit No. 312 together with the appurtenant interest in comon elements of Burton Hills Village of Boxmere Phase I a Condominium a horizontal property regime established by Master Deed of record in Book 6666, Page 749, and amended in Book 6824, Page 308; Book 6908, Page 738; Book 6911, Page 824; Book 6921, Page 226, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne Laura Burks, an unmarried person, by warranty deed from Christian Garstin, an unmarried person, of record in Instrument No. 20060105-0001874 in the Register's Office for Davidson County, Tennessee. Matthew Reviere joins in this conveyance to convey any and all marital interest he possesses in the property.

This conveyance is subject to the following: All matters appearing on plan of Burton Hills of record in Book 6250, Page 978; Register's Office for Davidson County, Tennessee; Easements of record in Book 2702, Page 270 and Book 4298, Page 491; Agreement of record in Book 6470, Page 383 and Book 6695, Page 749, Book 7147, Page 411 & 416; Covenants, conditions, restrictions, reservation , easements liens for assessments options power of attorney and limitations on title created by Tennessee "Horizontal Property Act" TCA and a set forth in the Master Deed recorded in Book 6666, Page 49 and amended in Book 6824, Page 308; Book 6908, Page 738; Book 6911, Page 821; Book 6921, Page 226, Register's Office for Davidson County, Tennessee, the premises herein is a condominium apartment established pursuant tot he provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest 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 and also including without limitations all conditions, covenants. restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Burton Hills Village Condominiums and record in Book 6666, Page 749, and amended in Book 6824, Page 308; Book 6908, Page 738; Book 6911, Page 821; Book 6921, Page 226, Register's Office for said county; Charter of Burton Hills Village Condominium Association of record in Book 6695, Page 6 and amended in Book 6921, Page 218 and Book 6517, Page 210; Charter of Burton Hills Homeowner's Association of record in Book 6517, Page 47 and amended in Book 6921, Page 216; Charter of Burton Hills Recreational Association of record in Book 6465, Page 7 and amended in Book 6921, Page 210, Register's Office for Davidson County, Tennessee.

This is improved property known as **312 Boxmere Place, Nashville, Tennessee 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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 22nd day of November 2013.

ANNE LAURA BURKS REVIERE

MATTHEW REVIERE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ANNE LAURA BURKS REVIERE and MATTHEW REVIERE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22nd day of November 2013.

NOTARY PUBLIC
My Commission Expires: 11-6-14

TARA CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $212,500.00.

AFFIANT

Sworn to and subscribed to before me this 22nd day of November, 2013.

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2/4/2015