Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,750.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN EDWARD McDOWELL, TRUSTEE OF THE JOHN E. McDOWELL REVOCABLE LIVING TRUST U/A/D MAY 27, 2005	**SAME**	**131-06-0E-305.00-CO**
(NAME) **THE WEST END, UNIT 204** **110 31ST AVENUE N.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104380 DEEDWARR
Recvd: 12/13/13 16:01 2 pgs
Fees:13.00 Taxes:820.48
20131213-0126507

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIMOTHY P. YEAGER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN EDWARD McDOWELL, TRUSTEE OF THE JOHN E. McDOWELL REVOCABLE LIVING TRUST U/A/D MAY 27, 2005** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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. 305, on the Horizontal Property Regime for Burton Hills, Village of Boxmere, Phase 1, as recorded in the Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738 and Book 6921, page 226, By-Laws amended in Book 6911, page 831, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Evelyn R. Yeager, by deed from Frances E. Whitehead, of record in Book 10208, page 162, dated September 27, 1996, said Register's Office. The said Evelyn R. Yeager having since died on or about September 21, 2007, leaving a Last Will and Testament which was filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 07P1806. Said Will devised the subject property to Timothy P. Yeager.

This conveyance is subject to Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, By-Laws amended in Book 6911, page 831; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens of record in Book 6326, page 588, Book 6517, page 522, Book 6778, page 536; Sanitary Sewer and Storm Drainage Easement of record in Book 4298, page 491; Open-Space Agreement of record in Book 6655, page 47 and 6470, page 383; and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **305 BOXMERE PLACE, NASHVILLE, TN 37215**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 12 day of December, 2013.

TIMOTHY P. YEAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 12 day of December, 2013.

My commission expires: **May 5, 2015**

Notary Public