mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023350 DEEDWARR
Recvd: 04/07/14 13:25 2 pgs
Fees:13.00 Taxes:939.80
20140407-0028829

R-PR-14-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Elizabeth J Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2014.

Ruth M. Foran
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane F. Hobgood	Shane F. Hobgood	
(NAME)	(NAME)	
203 Boxmere Pl	303 Lake Village DRive	**131060E20300CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Madison, MS 39110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHEN T. TSANG, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANE F. HOBGOOD, A MARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 203, together with appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a Condominium established by Master deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226 and Instrument No. 20100401-0024317, Registers office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Revised Plan of Burton Hills of record in Plat Book 6250, Page 649, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen T. Tsang by Warranty Deed from Laurissa Ryan who acquired title as Larissa Ryan and husband, Walt Phillips, recorded on the 4th day of September, 2008 in Instrument No. 20080904-0090769, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by Grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, BURTON HILLS, VILLAGE OF BOXMERE, 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).
- Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions recorded in Book 6326, Page 588 , 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).
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 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).
- Terms and provisions of by-Laws of the Council of Co-Owners of Burton Hills, Village of Boxmere recorded in Book 6911, Page 831, amended and restated at Instrument No. 20100401-0024317.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE I, BURTON HILLS, VILLAGE OF BOXMERE Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226; 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.
• Charter of Burton Hills Village of Boxmere, Phase I Council, Inc. recorded in Book 6665, Page 6, amended in Book 6921, Page 218.
• Charter of Burton Hills Homeowners Association, Inc. recorded in Book 6517, Page 505, amended in Book 6921, Page 216.
• Charter of Burton Hills Recreational Association, Inc. recorded in Book 6517, Page 511, amended in Book 6921, Page 214.
• Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government, recorded in Book 3702, Page 250 and Book 4298, Page 491.
• Charter of Burton Hills Estate Association, Inc. recorded in Book 6665, Page 1, amended in Book 6921, Page 210.
• Agreements recorded in Book 6470, Page 383 and Book 6655, Page 47.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Boxmere Pl, 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(S), their heirs and 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 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/our hand(s) this the 31st DAY OF MARCH, 2014.

Stephen T. Tsang

Jessica Tsang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN T. TSANG and JESSICA TSANG, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.