THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040563**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,500.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20140027387 DEEDWARR
Recvd: 04/22/14 14:08 3 pgs
Fees:18.00 Taxes:812.15
20140422-0033755

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Anderson, Trustee 512 Ashlawn Court Nashville TN 37215	Paul B. Anderson 4319 Wyntuck Place Memphis, TN 38117	Tax Parcel ID No. 131060G51200CO

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, **Bryan B. Bolton and Rachel G. Bolton, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul and Jennifer Anderson, Trustees of the Anderson Family Trust Agreement dated December 10, 2012**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 512, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's 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. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11 Burton Hills of record in Plat Book 6250, Page 978, and Book 6900, Page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan B. Bolton and wife, Rachel G. Bolton by Warranty Deed from Jon A. Rumohr, unmarried, recorded on the 1st day of July, 2008 in Instrument No. 20080701-0068018, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS as recorded in Plat Book 6250, Page(s) 978, amended in Plat Book 6900, Page 304.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Record 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, Book 9882, Page 733 and Instrument No. 20031219-0181028.

Terms and provisions of by-Laws of The Council of Co-owners Burton Hills, Village of Ashlawn recorded in Book 7076, Page 763.

Charter of Burton Hills Village of Ashlawn Council, Inc. recorded in Book 7154, Page 239.

Charter of Burton Hills Homeowners' Association, Inc. recorded in Book 6517, Page 505, as amended in Book 6921, Page 216.

Charter of Burton Hills Recreation Association, Inc. recorded in Book 6517, Page 511, as amended in Book 6921, Page 214.

Charter of Burton Hills Estate Association, Inc. recorded in Book 6665, Page 1, as amended in Book 6921, Page 210.

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, VILLAGE OF ASHLAWN Condominium of record in Book 7076, Page 696, as amended by instrument(s) of record in Book 7308, Page 859; 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Agreements recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, Book 7147, Page 416 and Book 9879, Page 162.

This is improved property located at 512 Ashlawn Court Nashville TN 37215

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 18th day of April, 2014.

Bryan B. Bolton

Rachel G. Bolton
by Bryan B Bolton Attorney in Fact

Rachel G. Bolton by
Bryan B. Bolton, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of April, 2014.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan B. Bolton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Rachel G. Bolton of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of April, 2014.

Notary Public

My Commission Expires: _____

