WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029156 DEEDWARR
Recvd: 04/29/14 13:11 3 pgs
Fees:18.00 Taxes:1054.50
20140429-0035947

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Codosta Thomas
Affiant

Subscribed and sworn to me on 4/14/14, 2014.

Lisa Ripley
NOTARY PUBLIC 5-22-17

LISA RIPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27304SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert W. Miller Alexandra E. Dugan 529 Armistead Place Nashville, TN 37215	New owner	116-12-D-529 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anna B. Hudson, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert W. Miller and Alexandra E. Dugan, join tenancy with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 529 on the Plan of Burlington Condominiums, Phase II, Condominium Plat as of record in Book 5200, page 684, said Plat having been revised in Book 6250, page 96, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anna B. Hudson by Quitclaim Deed from James I Hudson, Jr., dated 04/23/2012 and of record in Instrument No. 20120424-0035135, in the Register's Office of Davidson County, Tennessee.

Also being, the same property conveyed to James I. Hudson, Jr., married by Deed from Derald Gene Clark and wife, Helen G. Clark, of record in Instrument No. 20110804-0060083, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee, (omitting there form any covenants, conditions or restrictions, if any based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the

covenants, conditions, or restriction (a) is exempt under title 42 of the United States Code, or (b) relaters to handicap, but does not discriminate against handicapped persons).

3. Amendment to By-Laws of Burlington Homeowners Association, Inc., of record in Book 11525, page 300, Register's Office for Davidson County, Tennessee
4. Charter of Incorporation of Burlington Homeowners Association, Inc., of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burlington Cooperative Corporation of record in Book 5869, page 168, amended in Book 7570, page 316; Book 7866, page 386; Book 8158, page 846, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burlington Condominiums, of record in Book 6011, page 653, amended in Book 6194, page 440; Book 6362, page 405, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 96, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer to the City of Nashville of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 529 Armistead Place, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on April 8th, 2014.

Anna B. Hudson

Anna B. Hudson
By: David B. Herbert, 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, the within named David B. Herbert, 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 on behalf of Anna B. Hudson, as her Attorney in Fact, as the free act and deed of the within named Anna B. Hudson.

WITNESS our hands on April 8th, 2014.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE