THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31889-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,950.00. Robert C Harwell JR. Affiant Subscribed and sworn to before me this 29th day of July, 2014. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: S. Christine Paysen 510 Ashlawn Court Nashville, TN 37215	**Send Tax Bills To:** S CHristine Paysen 510 Ashlawn Ct Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 131 060 G 51000 CO

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, **Robert C. Harwell and wife, Ann W. Harwell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S. Christine Paysen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 510 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140057061 DEEDWARR
Recvd: 08/05/14 13:44 3 pgs
Fees:18.00 Taxes:873.02
20140805-0070284

Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
14-6045D

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2014.

Robert C. Harwell

Ann W. Harwell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert C. Harwell and Ann W. Harwell**, 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, at office, this 29th day of July, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 510, 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 "A" to the aforementioned amendment to Master Deed.

Being the same property conveyed to Robert C. Harwell and wife, Ann W. Harwell, by deed dated December 15, 2000, from John F. Cline, unmarried, of record in Instrument No. 20001218-0123817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 060 G 51000 CO.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 6911, page 120, Book 7076, page 691 and Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, 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) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505 and Book 6921, page 216, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
7. 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 Burton Hills Village of Ashlawn, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. All matters appearing on the Plan of record as Book 6250, page 978, amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
11. Agreement of record in Book Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.