AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

AFTER RECORDING PLEASE RETURN TO:
[illegible] Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14081661

BILL GARRETT, Davidson County
Trans:T20140061314 DEEDWARR
Recvd: 08/19/14 14:39 2 pgs
Fees:13.00 Taxes:915.75
20140819-0075383

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $247,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2014

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-6-15

My Commission Expires JULY 6, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John W Skidmore and June A Skidmore PO Box 1133 Winchester, TN 37398	New Owner	Tax Parcel ID No. 131-06-0-E-217.00CO

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, **Aimee Elizabeth Crick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W Skidmore and June A Skidmore, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 217 of Burton Hills Village of Boxmere, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills Village of Boxmere, Phase I of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, in Book 6908, Page 738, Book 6921, Page 226, and in Instrument No. 20100401-0024317, including without limitation the By-Laws appended thereto, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Reference is hereby made to the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Aimee Elizabeth Crick by deed from Allison S. Garmon, now a married woman (fka Allison C. Scott, unmarried) of record in Instrument No. 20091125-0108627, Register's Office for Davidson County, Tennessee, dated November 16, 2009 and recorded on November 25, 2009.

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.
Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase 1 of record in Book 6666, Page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 6517, page 505, amended in Book 6921, page 216 and Book 6517, page 511, Book 6921, page 214, Book 6665, page 6, amended in Book 6921, page 218, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6326, page 588, Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
Utility Easements in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 217 Boxmere Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 15th day of August, 2014.

Aimee Elizabeth Crick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 15th day of August, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018