BILL GARRETT, Davidson County
Trans:T20140071731 DEEDWARR
Recvd: 09/24/14 15:30 2 pgs
Fees:13.00 Taxes:1150.70
20140924-0088011

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 56842
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George W. Liles, III Morgan H. Liles 416 Clifton Place Nashville, Tennessee 37215	New owner

TAX MAP-PARCEL NUMBERS: 131060D41600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $311,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arlyn Wernke and spouse, Grace Wernke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George W. Liles, III and Morgan H. Liles, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit NO. 416 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Doc. No. 20010627-0068123, recorded in Doc. No. 20050708-0079325 and amended in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Arlyn Wernke and spouse, Grace Wernke by Warranty Deed from Yoonseok and Eunsul Kwon, husband and wife, dated July 2, 2013 and recorded on July 2, 2013 of record in Doc. No. 20130702+0068468, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 284 and revised in Book 6250, page 649 and as further set out in the Master Deed, By-Laws and Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Book 6690, page 70 as amended by Amendments of record in Book 6739, page 701, and Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325 and Doc. No. 20010627-0068123, recorded in Doc. No. 20050708-0079325 and amended in Doc. No. 20031016-0153582, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Agreement between the Burton Hills Properties and the Nashville and Davidson County, Metropolitan Planning Commission dated December 14, 1984 of record in Book 6470, page 383, said Register's Office. The provisions of the condominium By-Laws of record in Book 6690, page 119, as amended in Book 6911, page 827, Master Deed, By-Laws and Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium of record in Book 6690, page 70 as amended in Amendments of record in Book 6739, page 701 and Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325 and Doc. No. 20010627-0068123, recorded in Doc. No. 20050708-0079325 and Doc. No. 20031016-0153582, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Declarations of Covenants, Conditions and Restrictions of Burton Hills, of record in Book 6517, page 522, 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, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 416 Clifton Place, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2014.

Arlyn Wernke

Grace Wernke

State of TENNESSEE
County of DAVIDSON

On this 18th day of September, 2014 , before me the undersigned authority, personally appeared Arlyn Wernke and Grace Wernke , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $311,000.00

Affiant

Sworn and subscribed before me this the 18th day of September, 2014

Notary Public

My Commission Expires: 8-15-15

LORI T. WOMBLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY