THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112489** BILL GARRETT, Davidson County Trans:T20140092903 DEEDWARR Recvd: 12/11/14 16:03 2 pgs Fees:13.00 Taxes:932.40 20141211-0113695	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $252,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Caitlin C. Ferguson, Trustee 710 Arkland Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060G71000CO

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, **Elizabeth Anne Sanders aka Elizabeth Burke** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caitlin C. Ferguson, Trustee, of the Caitlin C. Ferguson Revocable Trust Agreement** ("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. 710 on the Plan of Burton Hills, Village of Ashlawn, a Condominium, shown as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Anne Sanders by Warranty Deed from Susan H. Armor, unmarried, recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073161, in the Register's Office of Davidson County, Tennessee.

Elizabeth Anne Sanders having married and now known as Elizabeth Burke. Patrick Burke joins in this conveyance as the husband of Elizabeth Burke to convey any interest marital or otherwise.

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 2015 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588 and Book 6517, Page 522, amended in Book 6778, Page 536, Book 6911, Page 120 and Book 7076, Page 691, and any future amendments.

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.

Charter of Burton Hills Village of Ashlawn Council, Inc. recorded in Book 7154, Page 240.

Matters appearing on the plat recorded in Plat Book 6250, Page(s) 978, amended in Book 6900, Page 201, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

Easement recorded in Book 3702, Page 250 and Book 4298, Page 491.

Agreement recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 710 Arkland Place 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 10th day of December, 2014.

Elizabeth Anne Sanders aka Elizabeth Burke

Patrick Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Anne Sanders aka Elizabeth Burke and Patrick Burke, 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 10th day of December, 2014.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018