BILL GARRETT, Davidson County
Trans:T20150032317 DEEDWARR
Recvd: 04/29/15 09:48 2 pgs
Fees:13.00 Taxes:925.00
20150429-0038180

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Brittany Deane
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2015.

Jennifer Crowell
Notary Public

My commission expires: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gwuenavere Morgan	New Owner	**Map 131-06-0-E Parcel 221-00co**
221 Boxmere Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susannah S. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gwen Morgan, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 221 of Burton Hills, Village of Boxmere, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Burton Hills, Village of Boxmere, Phase I of record in Book 6666, Page 749, and as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6911, Page 831, Book 6921, Page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium as set forth in said Master Deed as amended for a more complete identification and description of such unit, and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, said Register's Office.

Being the same property conveyed to Susannah S. Smith, by Deed dated October 11, 2006 from David A. Sun, of record in Instrument No. 20061020-0130490, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Susannah S. Smith, pursuant to a Power of Attorney executed by same on the ____ day of April, 2015, of record in Instrument No. 20150429-0038179, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following:
1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Book 6666, Page 749, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3702, Page 250, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of record in Book 6250, Page 649, said Register's Office. 4) Declaration of Restrictions of record in Book 6326, Page 588, said Register's Office. 5) Declaration of Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, Page 522, and as amended in 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, and in Book 9882, Page 733, said Register's Office. 6) Charter of Burton Hills Homeowners' Association, Inc., of record in Book 6517, Page 505, and amended in Book 6921, Page 216, said Register's Office. 7) Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 511, and amended in Book 6921, Page 214, said Register's Office. 8) Master Deed of Burton Hills, Village of Boxmere, Phase I, Condominiums, of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, Book 6908, Page 738, and in Book 6921, Page 226, said Register's Office. 9) By-Laws of Burton Hills, Village of Boxmere, Phase I, Homeowners' Association, Inc., of record in Book 6666, Page 806, and as amended in Book 6911, Page 831, and in Instrument No. 20100401-0024317, said Register's Office. 10) Charter of Burton Hills, Village of Boxmere, Phase I Council, Inc., of record in Book 6665, Page 6, and as amended in Book 6921, Page 218, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **221 Boxmere 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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **27th** day of **April, 2015.**

Susannah S. Smith by Walter Miles Warfield, Jr. Attorney-in-Fact

Susannah S. Smith by Walter Miles Warfield, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of April, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Walter Miles Warfield, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Susannah S. Smith** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susannah S. Smith**, for the purpose therein contained, by signing the name of **Susannah S. Smith,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **April, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017