THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074660** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,900.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara Marty and Megan Marty 207 Ashlawn Ct Nashville TN 37215	New owner	Tax Parcel ID No. 131-06-0G-207.00-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, **John H. Hamilton and wife, Carol B. Hamilton, and and Amy E Hamilton n/k/a Amy H Mott, as tenants-in-common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Barbara Marty, married and Megan Marty, unmarried, as joint tenants with right of survivorship** ("Grantees"), their 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. 207 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 Plat Book 7076, page 696, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to John H. Hamilton and wife, Carol B. Hamilton, and Amy E. Hamilton, as tenants-in-common with right of survivorship by Warranty deed from Mary Denson of record in Instrument No. 20060424-0046580 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 24, 2006.

Jordan Mott joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Amy E Hamilton n/k/a Amy H Mott.

The execution of this instrument is effected by the signature of Amy H Mott as Attorney-in-fact for John H Hamilton, which Power of Attorney is recorded in Instrument No. 20150728. 0074281, and also by the signature of Amy H Mott as Attorney-in-fact for Carol B Hamilton, which Power of Attorney is recorded in Instrument No. 20150728. 0074280, both is said Register's office.

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 2015 a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150061888 DEEDWARR
Recvd: 07/28/15 15:22 3 pgs
Fees:18.00 Taxes:946.83
20150728-0074282

Subject to all matters shown on the Plan of Burton Hills Tracts 1, 2, 11 of record in Plat Book 6250, Page 978, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of Burton Hills, Village of Ashlawn,, a Condominium by Master Deed, attached as Exhibit "B" of record in Plat Book 7076, page 696, Register's Office of Davidson County Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, page 593, Book 6778, page 536 and Book 6911, page 120, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

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 Ashlawn, a Condominium of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee.

By-Laws of the Council of Co-Owners, Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, page 216, in the Register's Office for Davidson County, Tennessee.

Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.

Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984 of record in Book 6470, Page 383, in the Register's Office for Davidson County, Tennessee.

Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985 of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.

Utility easements of record in Book 3702, Page 260, Book 3702, page 298 and Book 3702, page 491, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140902-0079895, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 207 Ashlawn Ct 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 24th day of July, 2015.

John H Hamilton by Amy Mott
John H. Hamilton by Amy H Mott as Attorney in fact as attorney in fact

Carol B Hamilton by Amy Mott
Carol B. Hamilton by Amy H Mott as Attorney in fact as attorney in fact

Amy H Mott
Amy E Hamilton n/k/a Amy H Mott

Jordan Mott
Jordan Mott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy E Hamilton nka Amy H Mott and Jordan Mott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy H Mott,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for John H Hamilton and Carol B Hamilton,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of July, 2015.

Notary Public My Commission Expires: _____

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