WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095500 DEEDWARR
Recvd: 11/09/15 14:56 2 pgs
Fees:13.00 Taxes:444.00
20151109-0114051

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mistie K. Bohler	new owner	135 - 16B - 119
(NAME)	(NAME)	
640 Flintlock Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152220

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Roger Alan Burnett and wife, DawnMarie Burnett, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mistie K. Bohler, unmarried, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 119 on the plan of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, as set out in the Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, appearing of record in Instrument 20021104-0134724, as amended in Instrument 20030610-0080281 and Instrument 20050520-0056888, Register's Office for Davidson County, Tennessee, a plat of which is of record in Instrument 20021120-0143949, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Dawn Marie Fallos by Special Warranty Deed from Federal Home Loan Mortgage corp. dated February 19, 2010 and filed of record in Instrument 20100329-0022973, Register's Office for Davidson County, Tennessee. The said Dawn Marie Fallos (nka Dawn Marie Burnett) conveyed subject premises to Roger Alan Burnett and wife, Dawn Marie Burnett by Quitclaim Deed dated March 12, 2011 and filed of record in Instrument 20110318-0021547, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Woodridge at Nashboro Village of record in Instrument 20021104-0134724, as amended in Instrument 20030610-0080281 and Instrument 20050520-0056888, Register's Office for Davidson County, Tennessee, and the By Laws of record in Instrument 20021106-0136459, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 640 Flintlock Ct., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of November, 2015

SRB

Roger Alan Burnett

DawnMarie Burnett

STATE OF Nebraska)
County OF Lancaster)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roger Alan Burnett and DawnMarie Burnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of November, 2015.

Notary Public
My Commission Expires: 6-12-17

GENERAL NOTARY - State of Nebraska
CONNIE S. BORGMANN
My Comm. Exp. June 12, 2017