BILL GARRETT, Davidson County
Trans:T20150100297 DEEDWARR
Recvd: 11/25/15 09:53 2 pgs
Fees:13.00 Taxes:1026.75
20151125-0119544

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15996

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($277,500.00) DOLLARS, cash in hand paid by ARIELLE DOOCHIN, an unmarried woman, receipt of which is hereby acknowledged, we, WILLIAM J. PARKS and wife, NANCY W. PARKS, have bargained and sold, and by these presents transfer and convey unto the said ARIELLE DOOCHIN, an unmarried woman, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 708, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Also conveyed herewith are all rights and easement as granted in Master Deed of record in Book 7067, Page 696, of record in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William J. Parks and wife, Nancy W. Parks, by deed from Florence P. Dickenson, dated July 22, 1999, and of record in Book 11587, Page 485, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6517, Page 52; as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778,Page 536; and Book 6911, Page 120; and further subject to all matters shown on plat of record in Book 6250, Page 978, all of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and conditions set forth in the Master Deed of record in Book 7076, Page 696, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement of record in Book 3702, Page 250; and Book 4298, Page 491, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Agreements with Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411 and Book 7147, Page 416, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Arkland Place, to the extent any portion of the property lies therein.

This conveyance is subject to any rents and/or leases.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ARIELLE DOOCHIN, an unmarried woman, her heirs and assigns, forever. And we do covenant with the said ARIELLE DOOCHIN, an unmarried woman, that we are

lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ARIELLE DOOCHIN, an unmarried woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 23rd day of November, 2015.

WILLIAM J. PARKS

NANCY W. PARKS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, WILLIAM J. PARKS and wife, NANCY W. PARKS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of November, 2015.

JORDAN B. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $277,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

11-23-15
AFFIANT

Sworn to and subscribed to before me this 23rd day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HUMPHREYS My Comm. Expires 10-21-2018

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Tax Map 131 06 0G 708.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
Ms. Arielle Doochin
708 Arkland Place
Nashville, TN 37215