THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16016254** BILL GARRETT, Davidson County Trans:T20160028222 DEEDWARR Recvd: 04/07/16 09:29 2 pgs Fees:13.00 Taxes:971.25 20160407-0033295	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,500.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2016. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: William Haynes Jr. 244 BOXMERE PL Nashville, TN 37215-6130	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060E24400CO

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, **William J. Haynes, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Haynes Jr., a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 244 of Burton Hills - Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William J. Haynes, III by Warranty Deed from Margaret C. Lambert, unmarried, recorded on the 1st day of February, 2000 in Instrument No. 200002010010400, in the Register's Office of Davidson County, Tennessee.

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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 649 and Plat Book 6250, Page 284.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 567, Book 7240, Page 595, Book 7240, Page 605, Book 7240, Page 610 and Book 7275, Page 826.

Terms and provisions of by-Laws recorded in Book 6911, Page 831 and Instrument No. 20100401-0024317.

Charter recorded in Book 6665, Page 6, amended in Book 6921, Page 218, Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214, Book 6665, Page 1 and Book 6921, Page 210.

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 BOXMERE PLACE, PHASE I Condominium of record in Book 6666, Page 749 , as amended by instrument(s) of record in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226.

Easement recorded in Instrument No. 20140902-0079895.

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

Utility Easement(s) recorded in Book 3702, Page 250 and Book 4298, Page 491.

This is improved property located at 244 BOXMERE PL Nashville TN 37215-6130

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 5th day of April, 2016.

William J. Haynes, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Haynes III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018