THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068001** BILL GARRETT, Davidson County Trans:T20160060257 DEEDWARR Recvd: 07/14/16 09:01 2 pgs Fees:13.00 Taxes:999.00 20160714-0072086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Marsha Lenora Enix 229 Boxmere Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0E-229.00 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, **Christopher Allen Welch** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marsha Lenora Enix**, ("Grantees"), its 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. 229, on the Horizontal Property Regime for Burton Hills, Village of Boxmere, Phase I, as recorded in the Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226 and as shown on plat of record in Book 6250, page 649, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTOPHER ALLEN WELCH, by deed from MARY FOREST CAMPBELL, of record in Instrument NO. 20120829-0078089, dated August 20, 2012 , said Register's Office.

Lauren Welch joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 131-06-0E-229.00 CO.

Davidson County taxes for 2015, Map-Par. 131-06-0E-229.00 CO, $2,217.36, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 6250, page 649, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6326, page 588, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, pages 532 and 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188 and Book 9882, page 733, said Register's Office.

Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226 and amendment to by-laws of record in Book 6911, page 831, amended and restated By-laws of record in Instrument No. 20100401-0024317, said Register's Office.

This is improved property located at 229 Boxmere Place Nashville TN 37215

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 12th day of July, 2016.

Christopher Allen Welch

Lauren Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Allen Welch and Lauren Welch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018