G#28723-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070491 DEEDWARR
Recvd: 08/15/16 10:32 2 pgs
Fees:13.00 Taxes:962.00
20160815-0084659

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Kendrick and Alison Kendrick		**131060G70900CO**
709 Arkland Place	Same	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Philip R. Stuart and wife, Eve R. Stuart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Kendrick and Alison Kendrick, husband and wife

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 709 of Burton Hills, Villages of Ashlawn, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6250, Page 978, and as amended in Book 6900, Page 304, and further set forth in Book 7076, Page 696, and amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set out on Exhibit "B" to the Master Deed of record in Book 7076, Page 696, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Philip R. Stuart and wife, Eve R. Stuart, by Warranty Deed dated July 3, 2012, from John Shane Keister, unmarried, of record in Instrument No. 20120711-0060756, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plat as set out on Exhibit "B" to the Master Deed of record in Book 7076, Page 696, said Register's Office;

2) The premises herein conveyed is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Horizontal Property Regime of Burton Hills Townhomes, Village of Ashlawn, a Condominium, of record aforementioned, said Register's Office;

3) All matters shown on the Boundary Plat of record in Book 6250, Page 978, and in Book 6900, Page 304, said Register's Office;

4) Declaration of Restrictions of record in Book 6326, Page 588, said Register's Office;

5) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, Page 522, amended in Book 6691, Page 593, in Book 6778, Page 532, in Book 6778, Page 536, in Book 6911, Page 120, in Book 7046, Page 520, in Book 7076, Page 691, in Book 7146, Page 188, and in Book 9882, Page 733, Register's Office for Davidson County, Tennessee;

6) Open Space Agreements of record in Book 6470, Page 383, in Book 6655, Page 47, in Book 7147, Page 411, and in Book 7147, Page 416, said Register's Office;

7) Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, Page 505, and amended in Book 6921, Page 216, said Register's Office;

8) Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 511, and amended in Book 6921, Page 214, said Register's Office;

9) Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, Page 239, said Register's Office;

10) Grant of Easement between Comcast of Nashville I, LLC and Burton Hills Village of Ashlawn Council, Inc., of record in Instrument No. 20140902-0079895, Register's Office for Davidson County, Tennessee; and,

11) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **709 Arkland Place, Nashville, TN 37215**.

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 that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **12th** day of **August, 2016.**

Philip R. Stuart

Philip R. Stuart

Eve R. Stuart

Eve R. Stuart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Philip R. Stuart and wife, Eve R. Stuart,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **August, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17