WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176082

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20170032378 DEEDWARR
Recvd: 04/18/17 10:50 2 pgs
Fees:13.00 Taxes:1054.50
20170418-0037625

W & I Ref: (DM) Title No.: 58848
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David J. Burtraw Jennifer S. Burtraw 208 Boxmere Place Nashville, TN 37215	David J. & Jennifer S. Burtraw NEW OWNER 86 Grosse Pines Dr., Rochester Hills, MI 48309

TAX MAP PARCEL NUMBERS: 131060E20800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grant Hinton and Elizabeth Hinton, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Burtraw and Jennifer S. Burtraw, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 208, of Burton Hills, Village of Boxmere, Phase I, a Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended. Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Grant Hinton and wife, Elizabeth Hinton, by Warranty Deed from Kenneth G. Hill and wife, Kristin Hill, dated July 11, 2013 and recorded on July 15, 2013, of record in Inst. No. 20130715-0072901, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6666, page 749, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6691, page 593, Book 6666, page 749, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Inst. No. 20100401-0024317, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Agreements by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, and Book 6655, page 47, said Register's Office.

This is improved property, known as 208 Boxmere 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of April, 2017.

Grant Hinton **Elizabeth Hinton**

State of Tennessee

County of Davidson

On this 13th day of April, 2017, before me the undersigned authority, personally appeared Grant Hinton and Elizabeth Hinton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Sworn and subscribed before me this 13th day of April, 2017.

Notary

My Commission Expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020