WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054512 DEEDWARR
Recvd: 06/26/17 13:14 2 pgs
Fees:13.00 Taxes:1128.50
20170626-0064059

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2017.

Notary Public

My commission expires: 6-6-2020

(AFFIX SEAL)

PATRICE J. GALLAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Joy M. Shackelford	New Owner	**Map 131-06-0-G Parcel 309.00**
309 Ashlawn Court		
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,

Alex Elise Hughes, an unmarried woman

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

Joy M. Shackelford, an unmarried woman

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 309 as specified on the Plat shown in the Master Deed, on the Plan of Burton Hills Village of Ashlawn Condominiums, 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 for Burton Hills, Village of Ashlawn Condominiums, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office; 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 plan of Burton Hills Village of Ashlawn Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Book 7076, Page 696, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Alex Elise Hughes, unmarried woman, by Deed from Jennifer L. Whitaker, unmarried, of record in Instrument No. 20140923-0087366, 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 Plan of record as set out on Exhibit "B" to the Master Deed, in Book 7076, Page 696, said Register's Office for Davidson County, Tennessee;

2) The Premises herein insured 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 Horizontal Property Regime of Burton Hills Village of Ashlawn, record in Book 7076, Page 696, and as amended in Book 7308, Page 859, said Register's Office;

3) By-Laws of Burton Hills Village of Ashlawn of record in Book 7076, Page 763, said Register's Office.;

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

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

6) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for Davidson County, Tennessee;

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

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

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

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

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

12) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079895, said Register's Office;

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

This is Improved (_X_) Unimproved (____) property, known as **309 Ashlawn Court, 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 **15th** day of **June, 2017.**

Alex Elise Hughes

Alex Elise Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alex Elise Hughes,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21