Bill Garrett Davidson County
Batch# 42766 DEEDWARR
12/29/2017 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20171229-0132425

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Amy J. Nelson
Affiant

Subscribed and sworn to before me, this 28th day of December, 2017.

Alice J. Stewart
Notary Public

My Commission Expires: 4/11/2020

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-11-2020

Address New Owner As Follows:
Nicholas Luke Kavoussi and
Sae Mi Yi
203 Ashlawn Court
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
131 06 0G 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA HASELTON, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS LUKE KAVOUSSI AND SAE MI YI, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Barbara Haselton, by deed from S.L.A. Service Corporation, a Kentucky corporation, of record in Book 8869, page 375, dated January 12, 1993, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2018 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6250, page 978 amended in Book 6900, page 304, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office.

4. 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, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, said Register's Office.

5. Assessments and Easements set out in Declaration of Covenants, Conditions and Restrictions, contained in an instrument of record in Book 6517, page 522 and Book 7076, page 696, said Register's Office.

6. Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 3702, page 250, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 491, said Register's Office.

8. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, said Register's Office.

9. Rights of others in and to the common elements.

This is improved property known as: **203 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, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 28th day of December, 2017.

Barbara Haselton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Haselton, the within named bargainor, 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 28th day of December, 2017

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

712796.1/2013587

201712290132425

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

