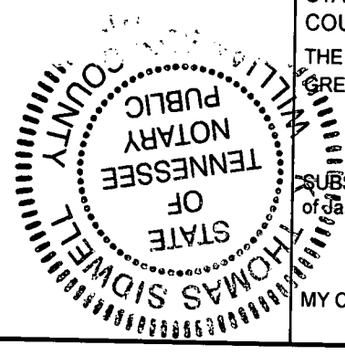
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41815



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/4/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Spencer Turner	NEW OWNER	131060G30800CO
(NAME)	(NAME)	
308 Ashlawn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 55821 **DEEDWARR**
02/06/2018 09:46:44 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180206-0011869

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jonathan D. Lucas**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas Spencer Turner, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit No. 308, of Burton Hills, Village of Ashlawn, a condominium, created under title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 7076, Page 696, 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. Reference is hereby made to the plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan D. Lucas by Warranty Deed from David M. Massey, dated 04/22/2003, recorded 05/01/2003 of record in Instrument No. 20030501-0058473, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, in Book 7076, Page 696, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Book 6517, Page 522, Third Amendment to Declaration of record in Book 6778, Page 536, Fourth Amendment to Declaration of record in Book 6911, Page 120, Sixth Amendment of record in Book 7076, Page 691, Assignment of Rights and Status of Developer of record in Book 8967, Page 735, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Declaration of Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, Page 250, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 6470, Page 383, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 6655, Page 47, Book 7147, Page 411, Book 7147, Page 416, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20140902-0079895, in the Register's Office for

Davidson County, Tennessee.
Plat Map of record in Book 6900, Page 55, Amended of record in Book 6900, Page 304, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 6917, Page 699 and re-recorded Book 6930, Page 485, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Burton Hills Homeowners Association, Inc., of record in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 585, Book 7240, Page 605 and Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, Page 505, in the Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 511, in the Register's Office for Davidson County, Tennessee.
Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Burton Hills Recreational Association, Inc., of record in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 308 Ashlawn Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hand this 31st day of January, 2018.

Jonathan D. Lucas

State of Tennessee
County of Williamson

Personally appeared before me Jonathan D. Lucas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2018.

Notary Public
My Commission Expires: 11/14/21

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064