Tax I.D. No. 131-06-0E-320.00

This Instrument Was Prepared By:
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Franklin, TN 37067
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Bill Garrett Davidson County
Batch# 60158 DEEDWARR
02/20/2018 09:38:28 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180220-0015707

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Darrin Clay Hobbs & Dana Jorgensen
114 Churchill Place
Franklin, TN 37067

Mortgagee:

N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Constantin F. Aliferis, unmarried**, Grantor, has bargained and sold and by these presents does transfer and convey unto **Darrin Clay Hobbs and Dana Jorgensen, as tenants in common**, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Being Unit 320 of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotate, and as established by a Master Deed of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, and Book 6908, page 738, Book 6921, page 226, and amendment to By-Laws of record in Book 6911, page 831, Register's Office, 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 Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Constantin F. Aliferis, unmarried, by Warranty Deed from David W. Wu and L. Y. Frank Wu, dated July 9, 2001, and recorded on July 18, 2001 of record in instrument number 20010718-0076084, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 320 Boxmere Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that he is lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2018 Davidson County taxes are a lien not yet due and payable. Grantor has paid his prorate part thereof to Grantees who will be responsible for the payment of said taxes when they come due and payable. 1) All matters on the Plan of record in Plat Book 6250, page 284, Plat Book 6250, page 649, Plat Book 6250, page 978, and Plat Book 6900, page 304, Register's Office for Davidson County, Tennessee. 3) Subject to Easement for Sanitary Sewers and Storm Drainage as contained in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee. 4) Subject to Developer agreements as contained in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416, Register's Office for Davidson County, Tennessee. 5) Conveyance of Sanitary Sewers and Water Mains as contained in Book 7240, pages 543, 547, 551, 555, 559, 563, 567, 571, 575, 580, 585, 590, 595, 600, 605, 610 & 615, Book 7275, page 826, Book 7306, page 127, Book 7306, page 150, Book 7461, pages 880, 884, 888, 929, 934 & 939, and Book 7593, pages 508, 531, 535 & 570, Register's Office for Davidson County, Tennessee. 6) Burton Hills Village of Boxmere Phase 1 Council, Inc. of record in Book 6665, page 6 and amended in Book 6921, page 218,

Registers office for Davidson County, Tennessee. 7) Charter for Burton Hills Homeowners Association of record in Book 6517, page 505 and amended in Book 6921, page 216, Registers office for Davidson County, Tennessee. 8) Charter of Recreational Association of record in Book 6517, page 511 and amended in Book 6921, page 214, Registers office for Davidson County, Tennessee. 9) Charter of Burton Hills Estate Association of record in Book 6665, page 1 and amended in Book 6921, page 210, Registers office for Davidson County, Tennessee. 10) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 and 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, Book 7146, page 188, and Book 9882, page 733, Register's Office for Davidson County, Tennessee. 11) Declaration of Restrictions of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee. 12) Subject to the Master Deed of record in Book 6666, page 749 and amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, and instrument number 20100401-0024317.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 15th day of February, 2018.

Constantin F. Aliferis

By: POA-IN-FACT

Paul T. Nowak, Jr., Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul T. Nowak, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Constantin F. Aliferis** and acknowledged that he executed the same as the free act and deed of the said **Constantin F. Aliferis**.

WITNESS my hand, at office, on this 15th day of February, 2018.

NOTARY PUBLIC

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Fifteen Thousand and no/100 ($215,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15 day of February, 2018.

NOTARY PUBLIC

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-18-19