File Box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 98638 DEEDWARR
05/31/2018 02:43:45 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180531-0051991

O-KW-18-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 18, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Ryan Gregory and Jacqueline Beth Gregory	Ft M Mortgage	
(NAME)	(NAME)	**131-06-0E-241.00-CO**
241 Boxmere Pl.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANDREA K. LUCADO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER RYAN GREGORY AND JACQUELINE BETH GREGORY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 241, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Book 6517, page 522 and Book 6778, page 536, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "A" to the Third Amendment to the Master Deed of record in Book 6921, page 226, and being located upon Tract No. 7 on the Plan of Burton Hills Village of Boxmere, Phase I, a Condominium, of record in Plat Book 6250, page 649, said Register's Office, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Andrea K. Lucado, unmarried by Warranty deed from John M. Garrett and wife, Karen J. Johnson Garrett of record in Instrument No. 20051107-0134570 Register's Office for Davidson County, Tennessee, dated November 03, 2005 and recorded on November 07, 2005.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Book 6666, Page 479 (Exhibit B to the Master Deed), Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Boxmere, Phase I, A Condominium of record in Book 6666, Page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, page 522, as 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, Register's Office for Davidson County, Tennessee;
- Amendment to ByLaws of record in Book 6911, Page 831, in the Register's Office for Davidson County, Tennessee;
- Charter of Burton Hills Village of Boxmere Homeowner's Association, Inc., of record in Book 6665, Page 6;

as amended in Book 6921, Page 218, in the Register's Office for Davidson County, Tennessee;
• Declaration of Restrictions of record in Book 6326, page 588, in the Register's Office for Davidson County, Tennessee;
• Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, Page 47; Book 7147, page 411; and Book 7147, Page 416, 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 and Book 4298, Page 491, in the Register's Office for Davidson County, Tennessee;
• Agreements of record in Book 6470, Page 383, in the Register's Office for Davidson County, Tennessee;
• Restrictions of record as Instrument Number 20051107-0134570 in the Register's Office for Davidson County, Tennessee;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Boxmere Pl., Nashville, Tennessee 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(S), their heirs and 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), 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 the 30th DAY OF MAY, 2018.

Andrea K. Lucado

Andrea K. Lucado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA K. LUCADO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212