THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319668

Karen Johnson Davidson County
Batch# 216473 DEEDWARR
04/11/2019 10:39:00 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20190411-0033073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $292,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2019.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corbin Olin Taylor 239 Boxmere Place Nashville TN 37215	~~New Owner~~ First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Parcel ID No. 131-06-0E-239.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Anderson Bottomy, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corbin Olin Taylor, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 239 of Burton Hills, Village of Boxmere, Phase 1, a Condominium, of record in Plat Book 6250, Page 649, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed in Book 6666, Page 749, amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226, and at Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as 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 Michael Anderson Bottomy by Quitclaim Deed dated June 22, 2012 from Patricia C. Bottomy, recorded June 27, 2012 at Instrument No. 20120627-0056166, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 649.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588; Book 6517, Page 522; Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536 and Book 6911, Page 120.

Easement for Water/Sewer, recorded in Book 7240, Page 543; Book 7240, Page 559; Book 7240, Page 567; Book 7240, Page 585; Book 7240, Page 605; Book 7240, Page 610 and Book 7275, Page 826.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS, VILLAGE OF BOXMERE, PHASE I of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226; also subject to easements, rights and interests 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.

Easement recorded in Instrument No. 20140902-0079895.

Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47. Utility Easement(s), recorded in Book 3702, Page 250 and Book 4298, Page 491.

This is improved property located at 239 Boxmere Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2019.

Michael Anderson Bottomy By Patricia Bottomy, Attorney in Fact

Michael Anderson Bottomy
By: Patricia Bottomy, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Bottomy, 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, and who further acknowledged that she is the Attorney-in-Fact for Michael Anderson Bottomy and that she is authorized by Michael Anderson Bottomy to execute this instrument on his behalf.

WITNESS my hand, at office, this 1st day of April, 2019.

Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021