THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26109 Karen Johnson Davidson County Batch# 250997 **DEEDWARR** 07/01/2019 12:29:03 PM 2 pgs Fees: $13.00 Taxes: $1,269.10 20190701-0063698	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 343,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Taylor	new owner	MAP 131-06-0D
410 Clifton Place		PARCEL -410.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hugh J. O'Donnell and wife, Susan B. O'Donnell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Taylor, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 410, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase 1, a condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, page 827, Book 6962, Page 325, Book 9398, Page 43, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Condominium Site Plan attached to the amendment in Book 6890, Page 963 as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 8 on the Plan of Resubdivision of Tracts 1, 2 and 11 of Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh J. O'Donnell and wife, Susan B. O'Donnell by Warranty deed from Sandra M. Willetts, unmarried of record in Book 10887, page 325, Register's Office for Davidson County, Tennessee, dated March 31, 1998 and recorded on April 15, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 6250, Page 284; Plat Book 6250, Page 649 and Book 6250, Page 978; (3) Master Deed establishing a Horizontal Property Regime of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, and amended in Instrument No. 20160113-0003443, Instrument No. 20160526-0053151, (3) By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582; (4) agreements of record in Book 6470, Page 383 and Book 6655, Page 47; (5) Subject to deed for sewer, sewer lines and water mains of record in Book 7240, Pages 551, 567, 600 and 610 and Book 7275, Page 826; (6) Restrictions of record in Book 6326, Page 588, Book 6517, Page 522; 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; (7) Charter of Burton Hills Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Page 216; (8) Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511; Book 6665, Page 18; Book 6921, Page 220; Book 6517, Page 505; Book 6921, Page 216, as amended in Book 6921, Page 214; (9) Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc. of record in Book 6665, Page 18; (10) Agreement by and Between Burton Hills Properties, a General Partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, Page 47; (11) all matters as shown on Plat of record in Book 6250, page 978; (12) Deed of Conveyances of record in Book 7240, Page (s) 547, 563, 571, 580, 590 and 595; (13) Restrictions of record in Book 10887, Page 325; (14) Subject to rights of others in and to the common areas and/or elements;(15) all visible easements (16) All applicable governmental and zoning regulations.

This is IMPROVED property known as **410 Clifton Place; 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 27th day of June, 2019.

Hugh J. O'Donnell

Susan B. O'Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hugh J. O'Donnell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan B. O'Donnell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public