This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4346

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 7 day of June, 2019

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 253097 DEEDWARR
07/05/2019 11:16:00 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190705-0065752

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Starling Davis Crabtree 208 Boxmere Place Nashville, TN 37215	New Owner	131-06-0E-208.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David J. Burtraw and Jennifer S. Burtraw, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Starling Davis Crabtree**, unmarried hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 208, and the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under 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 and supplemented in Book 6824, page 308; Book 6908, page 738; and in Book 6921, page 226, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Burton Hills – Village of Boxmere – Phase I – a Condominium, attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Burton Hills, Village of Boxmere, Phase I, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to David J. Burtraw and Jennifer S. Burtraw, husband and wife by Warranty Deed from Grant Hinton and Elizabeth Hinton, husband and wife, dated April 13, 2017, recorded April 18, 2017, of record in Instrument No. 20170418-0037625, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **208 Boxmere Place, Nashville, TN 37215**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 ____ day of June, 2019.

GRANTOR:

David J. Burtraw

Jennifer S. Burtraw

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David J. Burtraw and Jennifer S. Burtraw, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of June, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21