WARRANTY DEED

Karen Johnson Davidson County
Batch# 277087 DEEDWARR
08/28/2019 08:39:35 AM 2 pgs
Fees: $13.00 Taxes: $1,071.15

20190828-0086565

WILLIAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

W-KM-19-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

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)
Caroline Elilzabeth Shirley	**UBS Bank USA**	
(NAME)	(NAME)	**131-06-0G-202.00-CO**
202 Ashlawn Court	**299 South Main Street, Suite 2275**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Salt Lake City, UT 84111**	
(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, **KATHLEEN E. MARCOTTE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE ELILZABETH SHIRLEY, A SINGLE WOMAN,** 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. 202 of Burton Hills, Village of Ashlawn, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Burton Hills, Village of Ashlawn, a Condominium of record in Book 6250, Page 978, amended in Book 6900, Page 304 and further set forth in Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for 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 made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Kathleen Marcotte , an unmarried person by Warranty Deed from Diane Nicole Bates-Provonchee, previously Diane Nicole Bates and husband Zach Provonchee of record in Instrument No. 20121011-0093292 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 11, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 284; Plat Book 6250, Page 649 and Book 6250, Page 978, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee.
- Subject to agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc. of record in Book 6665, Page 18, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on Plat of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 7240, Page (s) 547, 563, 571, 580, 590 and 595, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **202 Ashlawn Court, 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 26th DAY OF AUGUST, 2019.

Kathleen E. Marcotte

George Michael Shirley

George Michael Shirley, spouse of Kathleen E. Marcotte, hereby joins in this conveyance and does transfer and convey any and all marital interest George Michael Shirley may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN E. MARCOTTE, 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 26th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE MICHAEL SHIRLEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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