WARRANTY DEED

Karen Johnson Davidson County
Batch# 345884 **DEEDWARR**
01/21/2020 02:20:12 PM 2 pgs
Fees: $13.00 Taxes: $1,024.90

20200121-0007383

G-P-19-0307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Stephen P Mullins and Sarah R. Mullins	**NEW OWNERS**	
(NAME)	(NAME)	**131-06-0G-307.00-CO**
307 Ashlawn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JESSICA DIAMOND, UNMARRIED, AND AND KIRK DIAMOND, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN P MULLINS AND SARAH R. MULLINS, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of Burton Hills, Village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jessica Diamond, unmarried and Kirk Diamond, married by Warranty deed from Jessica Diamond, unmarried and Kirk Diamond, married of record in Instrument No. 20130607-0058078 Register's Office for Davidson County, Tennessee, dated June 04, 2013 and recorded on June 07, 2013. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of Burton Hills, Village of Ashlawn,, a Condominium by Master Deed, attached as Exhibit "B" of record in Plat Book 7076, page 696, Register's Office of 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 536 and Book 6911, page 120, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 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 Ashlawn, a Condominium of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for

Davidson County, Tennessee.
• By-Laws of the Council of Co-Owners, Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.
• Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.
• Charter of Burton Hills Homeowners 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, as amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.
• Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984 of record in Book 6470, Page 383, in the Register's Office for Davidson County, Tennessee.
• Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985 of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
• Utility easements of record in Book 3702, Page 260, Book 3702, page 298 and Book 3702, page 491, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140902-0079895, 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.
• 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: **307 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 17 DAY OF JANUARY, 2020.

Jessica Diamond

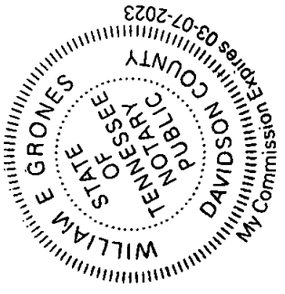
Kirk Diamond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA DIAMOND AND KIRK DIAMOND, 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 17th of January, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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