Box 14

32746-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 372491 DEEDWARR
03/16/2020 08:58:22 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20200316-0028544

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$282,500.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2020.

Notary Public

My commission expires: 9/7/20
(AFFIX SEAL)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martin Warren Brown and Kelly L. Brown	**"New Owner(s)"**	**131-06-0-E-226-00co**
226 Boxmere Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia R. Macon and William R. Macon, Co-Trustees of the Cynthia R. Macon Revocable Trust u/a/d May 17, 2012

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Warren Brown and Kelly L. Brown, husband and wife

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

LAND in Davidson County, Tennessee, being Unit 226 of Burton Hills, Village of Boxmere, Phase 1, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6666, page 749, as amended by amendments of record in Book 6824, page 308; Book 6908, page 738; Book 6921, page 226; Book 6921, page 218 and 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 set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase 1, a condominium, as set out on Exhibit "A" to the Amendment of record in Book 6921, page 226, for a more complete and accurate legal description of said lot.

BEING all of the same property conveyed to Cynthia R. Macon and husband, William R. Macon, by Deed dated August 20, 2009 from Cynthia N. Wilson, unmarried, of record in Instrument No. 20090824-0079138 and further conveyed to Cynthia R. Macon and William R. Macon, Trustees of the Cynthia R. Macon Trust u/a/d May 17, 2012 by Quitclaim Deed from Cynthia R. Macon and William R. Macon, husband and wife, of record in Instrument No. 20121120-0107206, corrected in Instrument No. 20200306-0025345, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "A" to the Amendment to the Master Deed of record in Book 6921, page 226, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Charter of Burton Hills Village of Boxmere, Phase I Council, Inc. in book 6665, page 6, amended in book 6921, page 218, said Register's office.**
3. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.**
4. **All matters shown on the Boundary Plat in Book 6250, page 649, said Register's Office.**
5. **Declaration of Restrictions in Book 6326, page 588, said Register's Office.**
6. **Declaration of Covenants, Conditions and Restrictions of Burton Hills in Book 6517, page 522 amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 9882, page 733, said Register's Office.**
7. **Open Space Agreements in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416, said Register's Office.**

8. **Charter of Burton Hills Homeowners' Association, Inc. in Book 6517, page 505 amended in Book 6921, page 216, said Register's Office.**

9. **Charter of Burton Hills Recreational Association, Inc. in Book 6517, page 511, amended in Book 6921, page 214, said Register's Office.**

10. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **226 Boxmere 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 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. 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 **13th** day of **March, 2020.**

Cynthia R. Macon, trustee

Cynthia R. Macon, Co-Trustee of the
Cynthia R. Macon Revocable Trust u/a/d May 17, 2012

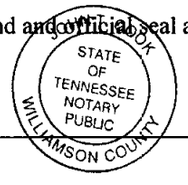
William R Macon, Trustee

William R. Macon, Co-Trustee of the
Cynthia R. Macon Revocable Trust u/a/d May 17, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cynthia R. Macon and William R. Macon, Co-Trustees of the Cynthia R. Macon Trust u/a/d May 17, 2012,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **March, 2020.**



Notary Public

My Commission Expires: 1/17/21