Karen Johnson Davidson County
Batch# 487743 DEEDWARR
10/01/2020 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,265.40
20201001-0113642

35792

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. Amy Harris Affiant
First Title & Escrow Co., Inc. FTEC File No. 35792-09-2020	Subscribed and sworn to before me this 30th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy C. Harris 237 Boxmere Place Nashville, TN 37215	Amy C. Harris 237 Boxmere Place Nashville, TN 37215	Map and Parcel No.: 131060E23700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Evelyn C. Hutcherson, an ummarried person, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Amy C. Harris, an unmarried person, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 237 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 30th day of September, 2020.

Evelyn C. Hutcherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evelyn C. Hutcherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 237 of Burton Hills - Village of Boxmere -Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Evelyn C. Hutcherson, unmarried by Warranty Deed from Andrews James Mazzoni, of record in Instrument No. 20091231-0118858, in the Register's Office of Davidson County, Tennessee, dated December 29, 2009 and recorded on December 31, 2009.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 as amended in Book 6691, Page 593 Book 6778, Page 532 Book 6778, Page 536 and Book 6911, Page 120, Register's Office for Davidson County, Tennessee.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills-Village of Boxmere-Phase 1 Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308 Book 6908, Page 738 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
5. Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions recorded in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.
6. Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

