Karen Johnson Davidson County
Batch# 651228 DEEDWARR
06/08/2021 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210608-0076463

FF 36326

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36326-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2021. Notary Public My Commission Expires: 10-2-2023 STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Nelson Family Limited Partnership 301 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** **New Owner** 323 Walnut Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 131060E30100CO

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, **Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nelson Family LTD, LP** ("Grantee"), its successors 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 301 Boxmere Place, Nashville, TN 37215.

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

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 2nd day of June, 2021.

Stafford Freeman McNamee, Jr.

Peggy Ann McNamee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stafford Freeman McNamee, Jr. and Peggy Ann McNamee, 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, at office, this 2nd day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah L. McNamee by deed dated June 15, 2012 from Louis J. Mastro and Nancy C. Mastro, husband and wife, of record in Instrument No. 20120619-0053461, Register's Office for Davidson County, Tennessee. Sarah L. McNamee having since died August 24, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P1583, Probate Court for Davidson County, Tennessee. In accordance with the the terms of said Will, subject property was devised to Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee. By Personal Representative's Quitclaim Deed dated October 17, 2019 of record in Instrument No. 20191023-0108747, Register's Office for Davidson County, Tennessee, Stafford Freeman McNamee, Jr., Personal Representative of the Estate of Sarah Louise McNamee conveyed subject property to Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee of record in Instrument No. 20191023-0108747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 131060E30100CO.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, , Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Boxmere, Phase I a Condominium, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and in Book 7147, page 416, Register's Office for Davidson County Tennessee.
8. All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee.
10. Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.Utility Easements of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

