Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 891476 DEEDWARR
07/20/2022 10:37:18 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220720-0083075

Ivey Title, LLC Ref: (DM) Title No.: 62722
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amelia Harkness 320 Boxmere Place Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131060E32000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Danner Richards, III and Michelle Fajarado Richards**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Amelia Harkness** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 320 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, amended in Book 6824, page 308, Book 6908, page 738, Book 6421, page 226 and Instrument No. 20100401-0024317, 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 Mark Danner Richards, III and Michelle Fajarado Richards, husband and wife, by Warranty Deed from Aaron Lee Puryear, a married man, dated March 23, 2021 and recorded March 25, 2021, of record in Inst. No. 20210325-0039718, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B: to the Master Deed in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6421, page 226 and Instrument No. 20100401-0024317, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6666, page 749, Book 6778, page 536, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Instrument No. 20100401-0024317, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 692, page 216, said Register's

Office; Charter of Burton Hills Village of Boxmere Phase 1, Council Inc. of record in Book 6665, page 6, amended in Book 6921, page 218, said Register's Office.

This is improved property, known as 320 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of July, 2022.

Mark Danner Richards, III

Michelle Fajarado Richards

State of Tennessee

County of Davidson

On this 18th day of July, 2022. before me the undersigned authority, personally appeared Mark Danner Richards, III and Michelle Fajarado Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 18th day of July, 2022.

My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary