THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Kathy A. Ganske
Affiant

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/03/2022

Subscribed and sworn to before me, this 28th day of September, 2022.

Notary Public
My Commission Expires: 11/3/2022

Karen Johnson Davidson County
Batch# 923352 **DEEDWARR**
09/29/2022 02:36:29 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220929-0107709

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathy A. Ganske 213 Boxmere Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131 06 0E 213.00

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, **Christopher M. Eldredge and Robin B. Eldredge, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy A. Ganske**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 213 of Burton Hills, Village of Boxmere Phase I, Horizontal Property of Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the 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, and, 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; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, page 505, amended in Book 6921, page 216, said Register's Office. Charter of Burton Hills Village of Boxmere, Phase I Counsel, Inc. of record in book 6665, page 6, amended in Book 6921, page 218, Register's Office for said county, to which source reference is hereby made for a 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 Christopher M. Eldredge and Robin B. Eldredge, Husband and Wife, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130711-0072036 in the Register's Office for Davidson County, Tennessee, dated July 05, 2013 and recorded on July 11, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills, as recorded in Plat Book 6250, Page 284; as revised Plat Book 6250, Page 649 and as amended in Plat Book 6900, Page 304.

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; Book 6911,Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 9882, Page 733; Book 7146, Page 188.

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 I, A Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in 6824, Page 308, in Book 6908, Page 738, Book 6911, Page 831 and amended in Instrument No. 20100401-0024317 and Book 6921, Page 226; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Easement recorded 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.

Agreement as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47.

This is improved property located at 213 Boxmere Place Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of September, 2022.

Christopher M. Eldredge

Christopher M. Eldredge

Robin B. Eldredge

Robin B. Eldredge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher M. Eldredge and Robin B. Eldredge, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026